

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Rose Hill / 93

**Previous Physical Inspection:** 1998

**Improved Sales:**

Number of Sales: 905

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$125,900	\$211,800	\$337,700	\$369,100	91.5%	10.41%
<b>2005 Value</b>	\$127,900	\$238,100	\$366,000	\$369,100	99.2%	9.85%
<b>Change</b>	+\$2,000	+\$26,300	+\$28,300		+7.7%	-0.56%
<b>% Change</b>	+1.6%	+12.4%	+8.4%		+8.4%	-5.38%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.56% and -5.38% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$129,300	\$189,600	\$318,900
<b>2005 Value</b>	\$131,400	\$218,300	\$349,700
<b>Percent Change</b>	+1.6%	+15.1%	+9.7%

Number of one to three unit residences in the Population: 6356

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in plats 261992 (Fox Hollow) and 385010 (Kidder Heights) as well as properties with extreme traffic coding have higher average ratios (assessed values/sales price) and would receive a downward adjustment. Properties built or renovated after 2000 have a slightly higher than average ratio (assessed value/sales price) and would receive a small upward adjustment.

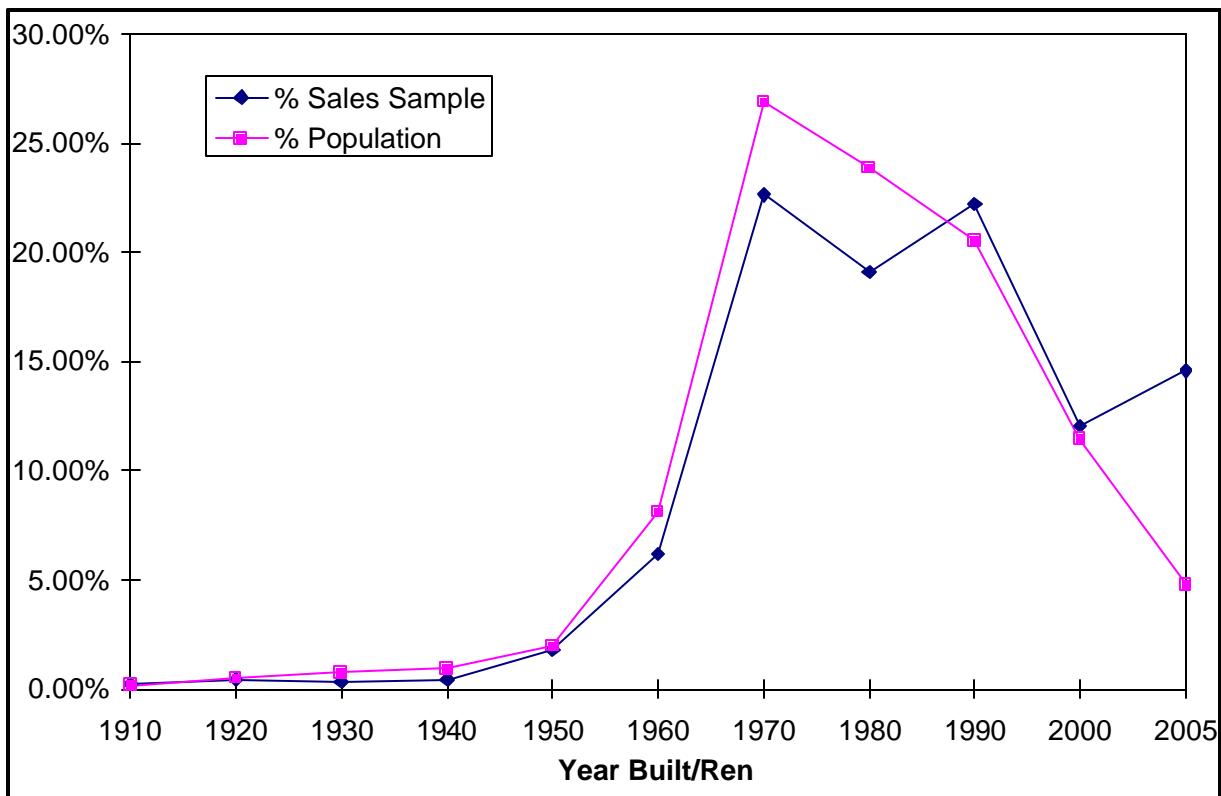
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.22%
1920	4	0.44%
1930	3	0.33%
1940	4	0.44%
1950	16	1.77%
1960	56	6.19%
1970	205	22.65%
1980	173	19.12%
1990	201	22.21%
2000	109	12.04%
2005	132	14.59%
	905	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	12	0.19%
1920	33	0.52%
1930	48	0.76%
1940	59	0.93%
1950	126	1.98%
1960	516	8.12%
1970	1710	26.90%
1980	1516	23.85%
1990	1305	20.53%
2000	728	11.45%
2005	303	4.77%
	6356	

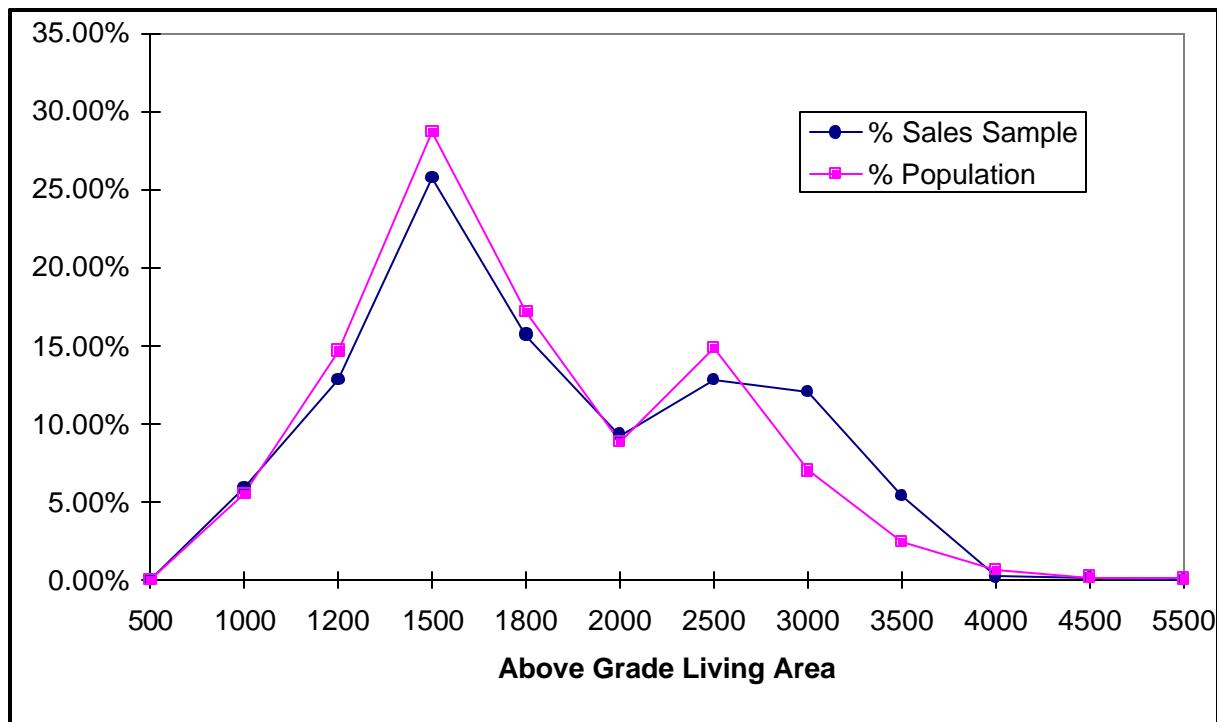


Sales of new homes built in the last 4 years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	53	5.86%
1200	116	12.82%
1500	233	25.75%
1800	142	15.69%
2000	84	9.28%
2500	116	12.82%
3000	109	12.04%
3500	49	5.41%
4000	2	0.22%
4500	1	0.11%
5500	0	0.00%
	905	

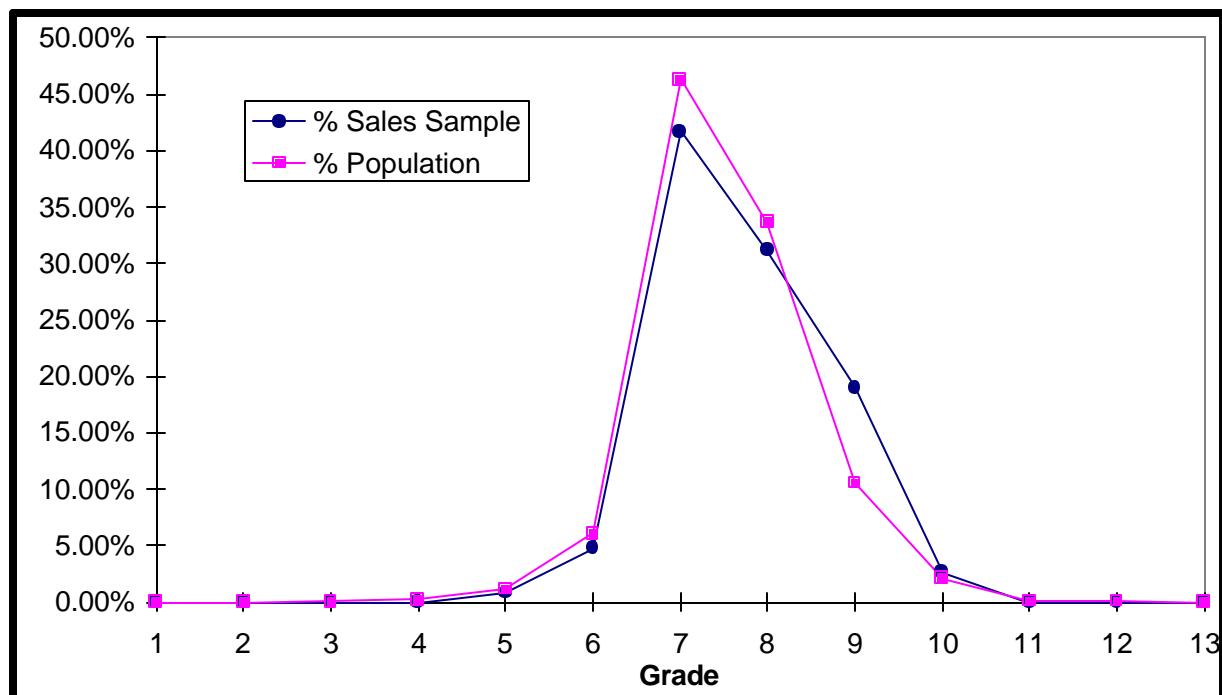
<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	351	5.52%
1200	930	14.63%
1500	1823	28.68%
1800	1092	17.18%
2000	560	8.81%
2500	943	14.84%
3000	445	7.00%
3500	153	2.41%
4000	41	0.65%
4500	12	0.19%
5500	6	0.09%
	6356	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

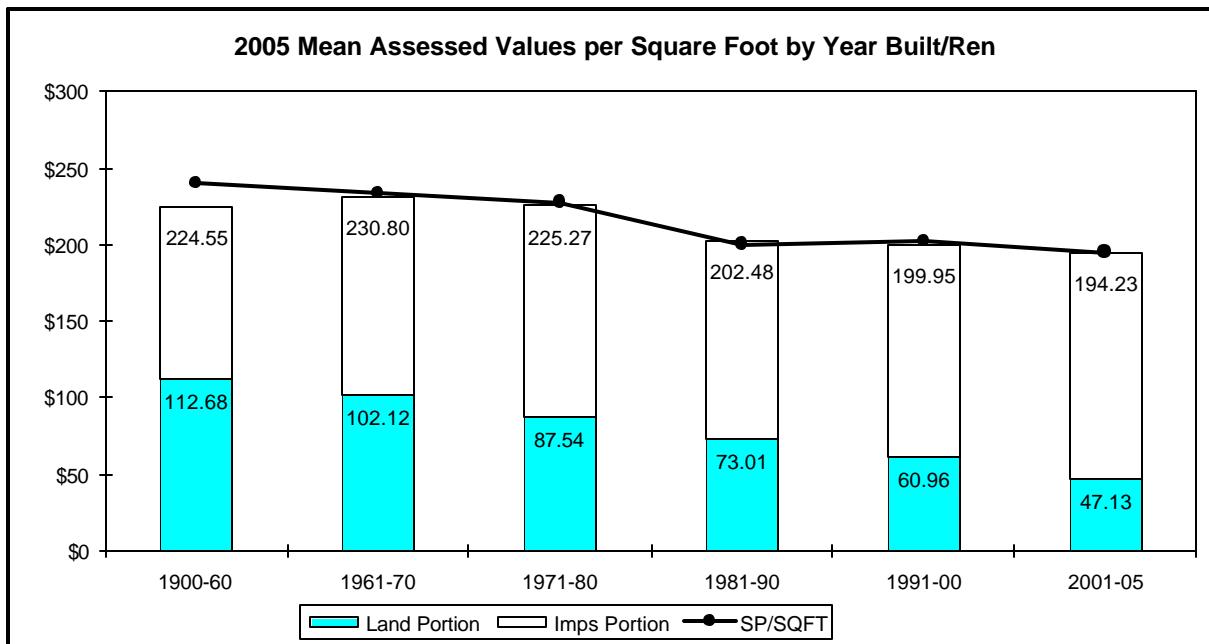
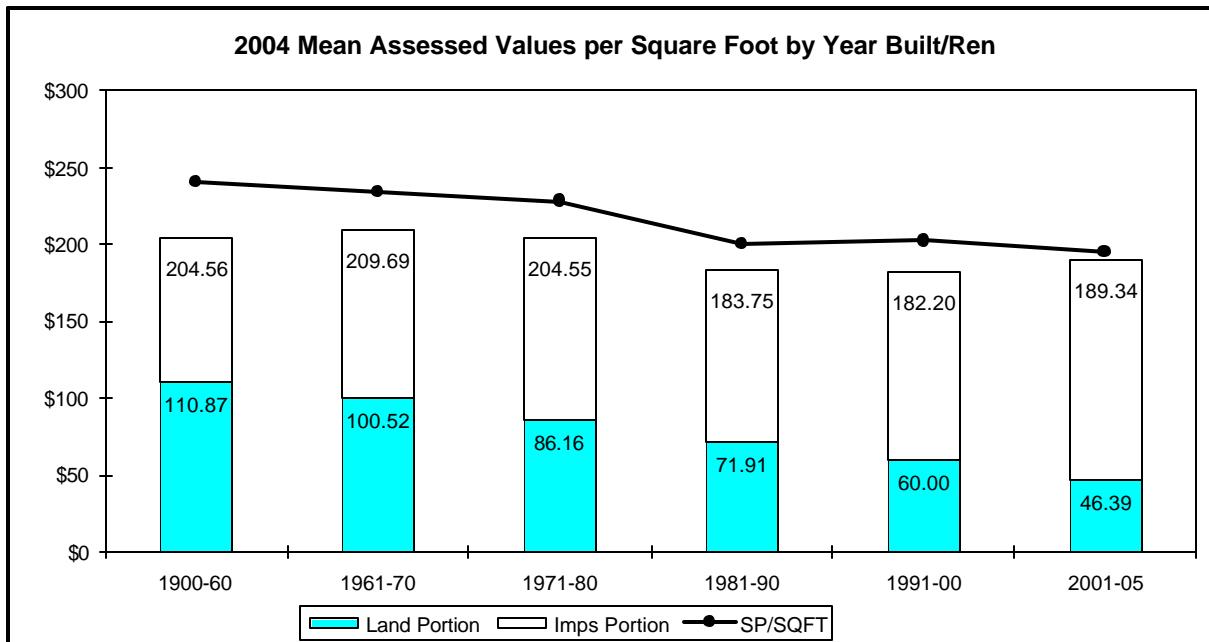
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	13	0.20%
5	7	0.77%	5	72	1.13%
6	43	4.75%	6	383	6.03%
7	377	41.66%	7	2941	46.27%
8	282	31.16%	8	2138	33.64%
9	172	19.01%	9	667	10.49%
10	24	2.65%	10	134	2.11%
11	0	0.00%	11	4	0.06%
12	0	0.00%	12	3	0.05%
13	0	0.00%	13	0	0.00%
	905			6356	



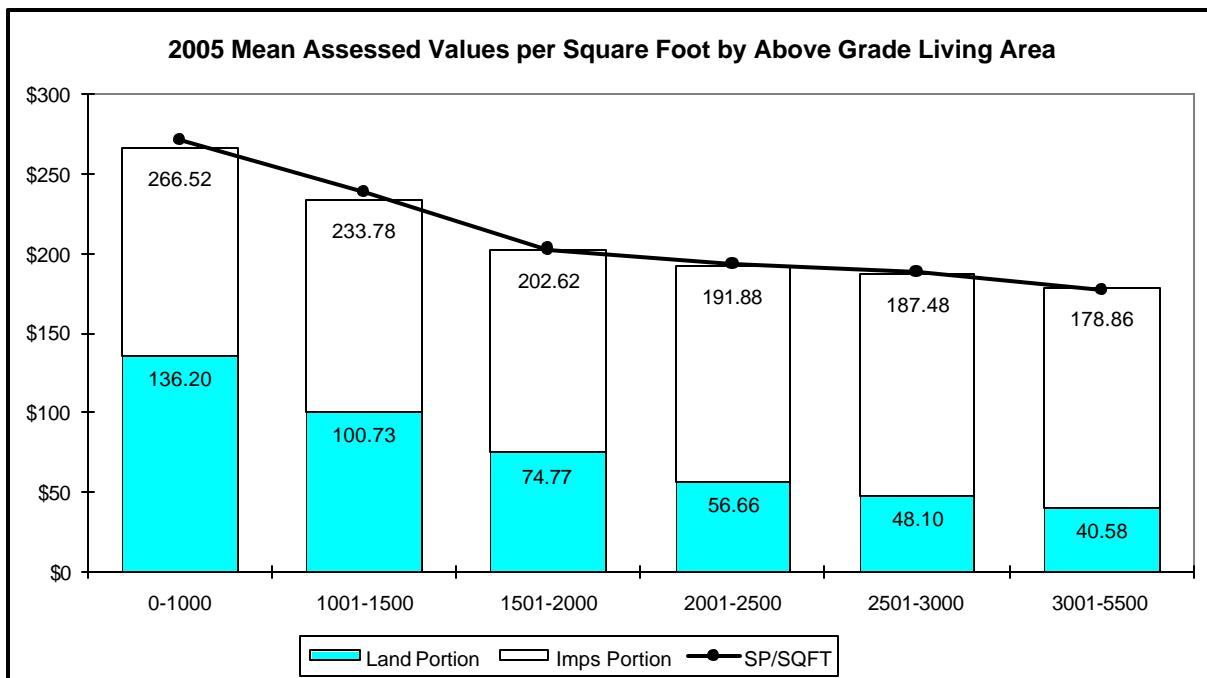
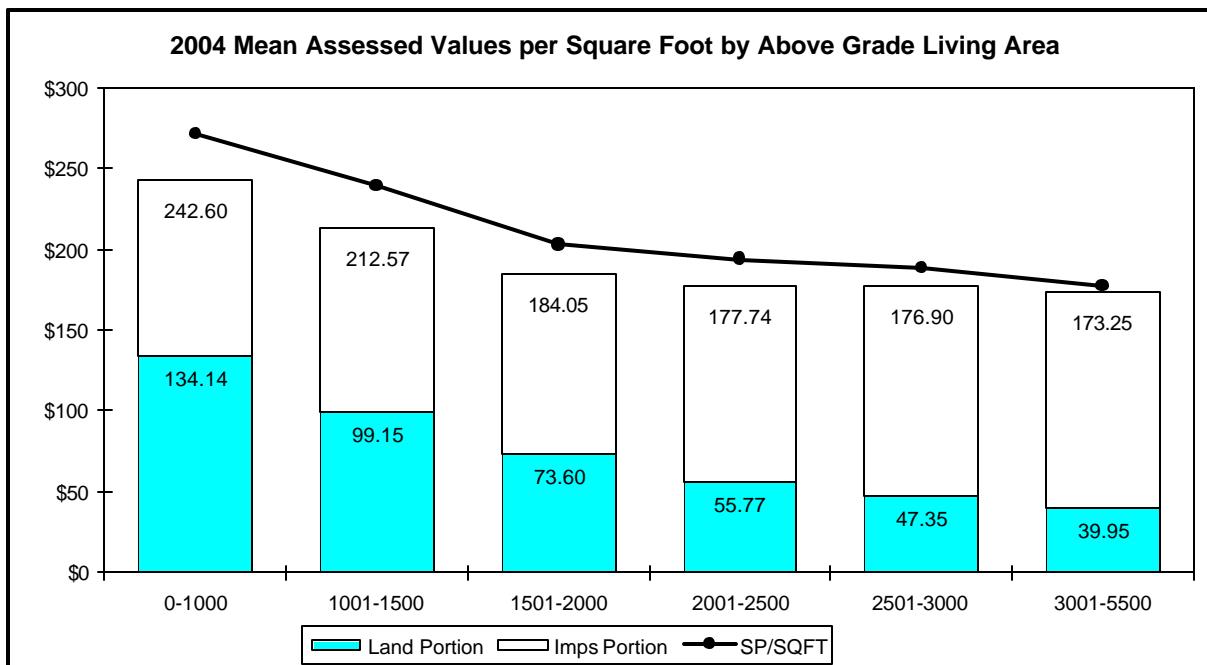
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated***



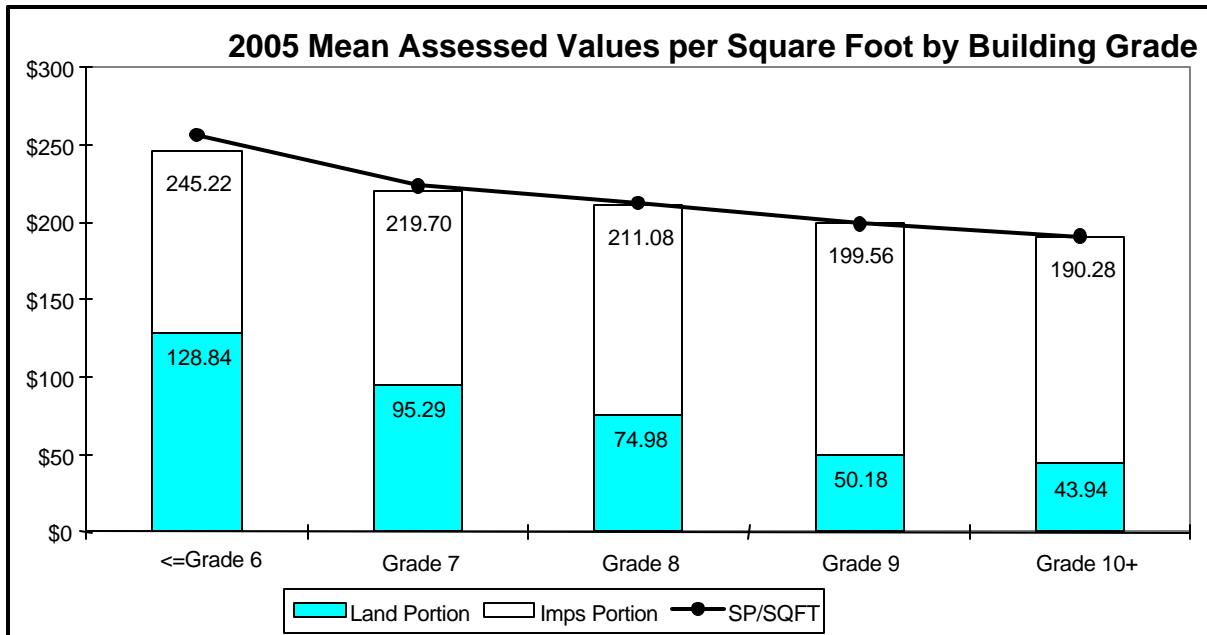
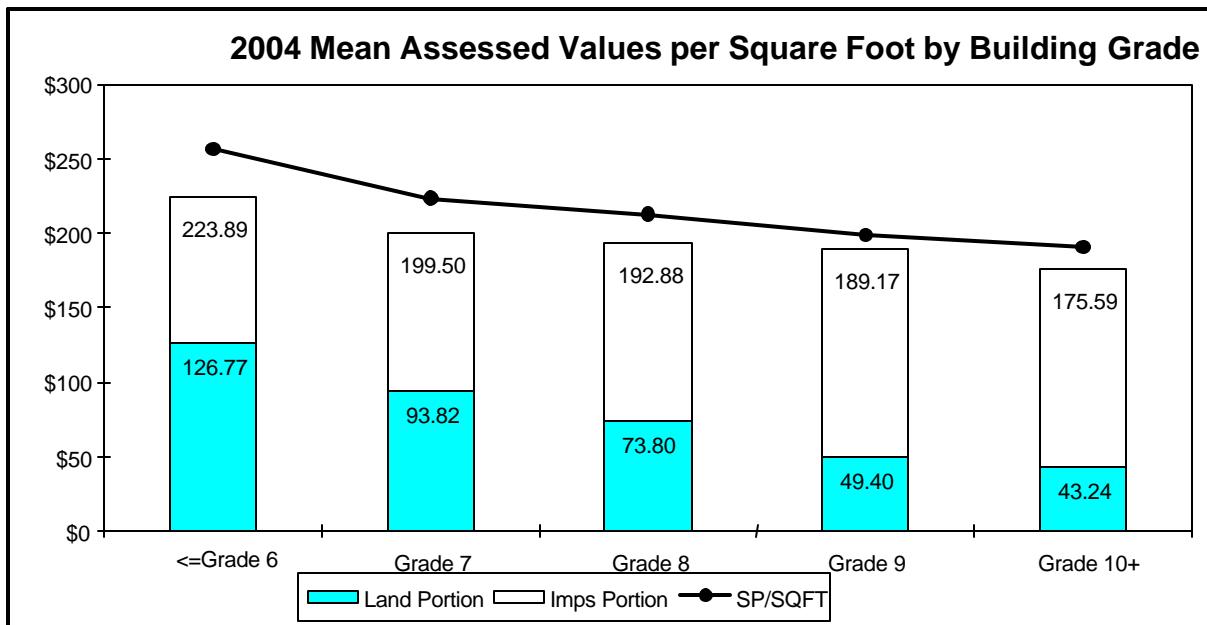
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 31 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.6% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.02, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 905 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in plats 261992 (Fox Hollow) and 385010 (Kidder Heights) as well as properties with extreme traffic coding have higher average ratios (assessed values/sales price) and would receive a downward adjustment. Properties built or renovated after 2000 have a slightly higher than average ratio (assessed value/sales price) and would receive a small upward adjustment.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .906029 + (.1018878 \text{ if major 261992}) + (.0856682 \text{ if major 385010}) + (.04581277 \text{ if improvement built after 2000}) + (.1637293 \text{ if extreme traffic})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.12)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.12).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.12, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 93 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

10.37%

#### Major 261992

Yes

% Adjustment

-11.16%

#### Major 385010

Yes

% Adjustment

-9.53%

#### Yr Built/Ren >2000

Yes

% Adjustment

-5.31%

#### Extreme Traffic

Yes

% Adjustment

-16.89%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Major 261992 and Yr Built/Renovate >2000 would *approximately* receive a -6.1% downward adjustment (10.37% - 11.16% - 5.31%). There are 16 sales and 18 parcels in the population all of which are adjusted by both the plat and new year built/Renovate adjustments. .3% of the population would receive this adjustment.

Major 385010 and Yr Built/Rennovate >2000 would *approximately* receive a -4.47% downward adjustment (10.37% - 9.53% - 5.31%). There are 8 sales and 17 parcels in the population all of which are adjusted by both the plat and new year built/renovate adjustments. .3% of the population would receive this adjustment.

Properties built after 2000 would *approximately* receive a +5.06% upward adjustment (10.37% - 5.31%). There are 132 sales and 303 parcels in the population. 4.8% of the population would receive this adjustment.

Properties coded with extreme traffic would *approximately* receive a -6.52% downward adjustment (10.37% - 16.89%). There are 11 sales and 37 parcels in the population. 8 of the sales would be adjusted by both the traffic and new year built/renovate adjustments. .6% of the population would receive this adjustment.

This model corrects for these strata differences.

94.1% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 93 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
261992	Fox Hollow	16	18	88.9%	NE-11-21-4	7	9	2002 thru 2004	NE 97th St and 132th Ave NE
385010	Kidder Heights	8	17	47.1%	NW-9-25-5	15	9	2002 thru 2003	NE 70 St and 177th Pl NE

## Area 93 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	7	0.809	0.891	10.1%	0.782	1.001
6	43	0.885	0.968	9.4%	0.931	1.005
7	377	0.894	0.985	10.1%	0.975	0.995
8	282	0.909	0.993	9.2%	0.981	1.004
9	172	0.952	1.002	5.2%	0.990	1.014
10	24	0.926	1.002	8.3%	0.960	1.044
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1960	85	0.853	0.937	9.8%	0.911	0.963
1961-1970	205	0.898	0.988	10.1%	0.973	1.003
1971-1980	173	0.902	0.994	10.1%	0.979	1.008
1981-1990	201	0.917	1.010	10.2%	0.997	1.023
1991-2000	109	0.899	0.987	9.7%	0.967	1.006
>2000	132	0.972	0.998	2.6%	0.986	1.009
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	5	0.833	0.918	10.1%	0.719	1.117
Average	720	0.921	0.994	8.0%	0.987	1.001
Good	159	0.889	0.978	10.0%	0.961	0.995
Very Good	21	0.899	0.991	10.2%	0.944	1.038
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	571	0.911	0.981	7.7%	0.974	0.987
1.5	12	0.926	0.997	7.6%	0.948	1.045
2	156	0.964	0.984	2.1%	0.974	0.994

## Area 93 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	7	0.787	0.868	10.2%	0.758	0.978
0801-1000	46	0.914	1.004	9.8%	0.972	1.037
1001-1500	349	0.891	0.980	10.0%	0.969	0.990
1501-2000	226	0.909	1.000	10.1%	0.987	1.014
2001-2500	116	0.917	0.991	8.0%	0.973	1.008
2501-3000	109	0.939	0.995	6.0%	0.982	1.007
3001-4000	51	0.975	1.007	3.3%	0.985	1.030
4001-5000	1	1.015	1.066	5.0%	N/A	N/A
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	892	0.914	0.991	8.5%	0.985	0.997
Y	13	0.991	1.024	3.4%	0.978	1.070
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	905	0.915	0.992	8.4%	0.985	0.998
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
7	446	0.911	0.987	8.4%	0.978	0.996
15	459	0.919	0.996	8.3%	0.986	1.005
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1000-5000	105	0.966	1.015	5.1%	0.997	1.033
05001-08000	325	0.913	0.988	8.2%	0.978	0.998
08001-12000	356	0.907	0.990	9.1%	0.979	1.000
12001-16000	63	0.911	0.997	9.5%	0.970	1.025
16001-20000	26	0.925	1.011	9.3%	0.960	1.063
20001-30000	13	0.900	0.978	8.6%	0.905	1.050
>30000	17	0.854	0.942	10.2%	0.872	1.012

## Area 93 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

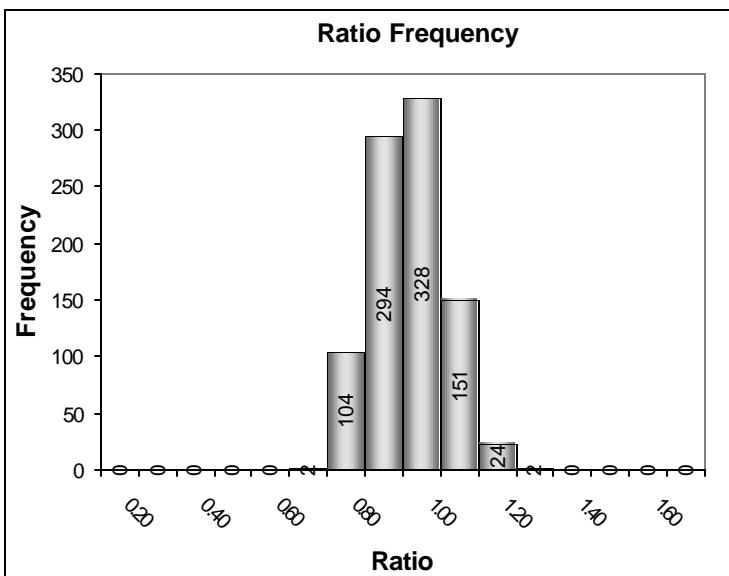
It is difficult to draw valid conclusions when the sales count is low.

Major	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
261992	16	1.053	0.998	-5.2%	0.974	1.023
385010	8	1.035	0.997	-3.7%	0.945	1.049
Extreme Traffic	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	894	0.913	0.992	8.6%	0.985	0.998
Y	11	1.088	0.998	-8.3%	0.937	1.059

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NE / Team-2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 1/20/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>93 - 7 &amp; 15</b>	<b>Appr ID:</b> <b>JPIE</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	905		
<b>Mean Assessed Value</b>	337,700		
<b>Mean Sales Price</b>	369,100		
<b>Standard Deviation AV</b>	106.111		
<b>Standard Deviation SP</b>	109.443		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.917		
<b>Median Ratio</b>	0.915		
<b>Weighted Mean Ratio</b>	0.915		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.698		
<b>Highest ratio:</b>	1.266		
<b>Coefficient of Dispersion</b>	8.38%		
<b>Standard Deviation</b>	0.096		
<b>Coefficient of Variation</b>	10.41%		
<b>Price Related Differential (PRD)</b>	1.003		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.907		
<i>Upper limit</i>	0.921		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.911		
<i>Upper limit</i>	0.923		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6356		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.096		
<b>Recommended minimum:</b>	15		
<b>Actual sample size:</b>	905		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	462		
# ratios above mean:	443		
<i>Z:</i>	0.632		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



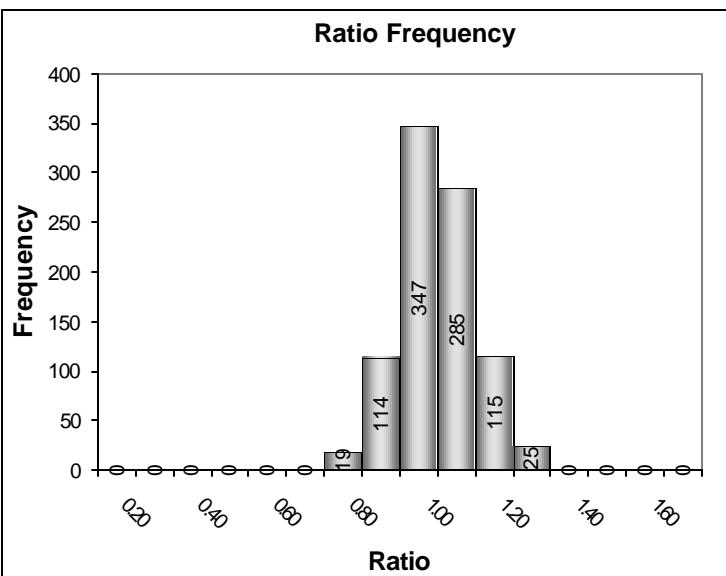
### COMMENTS:

1 to 3 Unit Residences throughout area 93

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> NE / Team-2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 1/20/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>93 - 7 &amp; 15</b>	<b>Appr ID:</b> <b>JPIE</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	905		
<b>Mean Assessed Value</b>	366,000		
<b>Mean Sales Price</b>	369,100		
<b>Standard Deviation AV</b>	106,815		
<b>Standard Deviation SP</b>	109,443		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.994		
<b>Weighted Mean Ratio</b>	0.992		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.768		
<b>Highest ratio:</b>	1.245		
<b>Coefficient of Dispersion</b>	7.87%		
<b>Standard Deviation</b>	0.098		
<b>Coefficient of Variation</b>	9.85%		
<b>Price Related Differential (PRD)</b>	1.007		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.002		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.005		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6356		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.098		
<b>Recommended minimum:</b>	15		
<b>Actual sample size:</b>	905		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	471		
# ratios above mean:	434		
<i>Z:</i>	1.230		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 93

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	124670	0006	3/12/04	\$246,400	780	0	5	1958	3	13392	N	N	10656 132ND AV NE
007	674170	0185	9/13/04	\$185,000	980	0	5	1930	3	10560	N	N	12640 NE 95TH ST
007	032505	9063	4/6/04	\$300,000	1010	0	5	1945	3	27007	N	N	8023 142ND AV NE
007	123850	0841	10/6/04	\$250,000	1090	0	5	1947	4	10010	N	N	9726 SLATER AV NE
007	272605	9130	12/23/03	\$219,000	760	760	6	1967	4	7332	N	N	12818 132ND AV NE
007	674370	0215	10/21/03	\$322,000	840	0	6	1933	5	7264	N	N	10064 126TH AV NE
007	388810	0028	4/9/03	\$231,000	940	0	6	1969	5	9880	N	N	9713 130TH AV NE
007	123310	0813	12/10/03	\$269,000	970	0	6	1959	3	19720	N	N	12429 NE 90TH ST
007	867940	0110	8/20/04	\$225,000	1010	0	6	1960	3	10850	N	N	12413 NE 112TH ST
007	123310	0726	8/25/03	\$339,000	1030	290	6	1948	3	17000	N	N	8724 126TH AV NE
007	674370	0245	10/1/04	\$480,000	1050	250	6	1944	5	28862	N	N	10011 128TH AV NE
007	867960	0090	5/21/03	\$257,000	1060	400	6	1961	3	12450	N	N	11001 126TH AV NE
007	287000	0050	12/12/03	\$243,000	1070	0	6	1964	3	8915	N	N	12507 NE 91ST ST
007	287000	0080	7/1/04	\$274,500	1080	0	6	1959	3	6000	N	N	9025 126TH AV NE
007	222605	9058	7/27/04	\$368,500	1130	140	6	1961	3	149695	N	N	13830 NE 137TH ST
007	883520	0530	8/23/04	\$219,000	1140	0	6	1981	3	3255	N	N	13331 NE 137TH PL
007	674170	0179	6/2/04	\$238,000	1150	0	6	1964	3	7760	N	N	12418 NE 95TH ST
007	867950	0120	2/21/04	\$224,500	1180	0	6	1960	3	9500	N	N	12405 NE 109TH PL
007	124670	0022	1/31/03	\$321,000	1190	0	6	1950	3	53578	N	N	10611 134TH AV NE
007	867960	0290	12/30/04	\$274,950	1200	0	6	1962	3	9984	N	N	11006 126TH AV NE
007	124670	0050	5/21/04	\$270,000	1220	0	6	1947	4	17172	N	N	13314 NE 104TH ST
007	674370	0336	12/8/04	\$328,950	1250	0	6	1957	3	9225	N	N	12626 NE 104TH ST
007	867940	0120	6/10/04	\$200,000	1300	0	6	1960	3	9600	N	N	12405 NE 112TH ST
007	867940	0170	8/31/04	\$269,000	1300	0	6	1960	3	10075	N	N	12413 NE 111TH PL
007	867950	0050	7/19/04	\$306,000	1370	0	6	1960	3	10075	N	N	12411 NE 110TH PL
007	388810	0069	8/20/04	\$305,000	1420	0	6	1960	3	17503	N	N	9230 128TH AV NE
007	674170	0203	4/1/03	\$255,000	1730	0	6	1945	3	11735	N	N	12654 NE 95TH ST
007	259240	0890	5/16/03	\$240,000	850	430	7	1971	3	7380	N	N	12912 NE 130TH ST
007	259240	1050	2/12/04	\$278,950	850	430	7	1971	3	8400	N	N	12904 NE 131ST ST
007	883520	0790	10/18/04	\$200,000	870	0	7	1981	3	4025	N	N	13713 134TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	883521	0020	5/16/03	\$184,950	900	0	7	1982	3	3780	N	N	13202 NE 138TH PL
007	883521	0010	8/26/03	\$179,950	920	0	7	1981	3	5728	N	N	13200 NE 138TH PL
007	883521	0410	2/25/04	\$184,000	920	0	7	1981	3	3322	N	N	13317 NE 138TH PL
007	883521	0490	4/24/04	\$190,000	920	0	7	1981	3	3689	N	N	13215 NE 138TH PL
007	883521	0500	5/4/04	\$189,000	920	0	7	1981	3	3388	N	N	13213 NE 138TH PL
007	883520	0800	12/6/04	\$195,000	930	0	7	1981	3	2600	N	N	13711 134TH AV NE
007	883520	0880	9/4/03	\$175,000	930	0	7	1981	3	2619	N	N	13318 NE 137TH PL
007	242301	0310	6/9/03	\$250,000	940	0	7	1977	3	6300	N	N	12617 NE 110TH ST
007	867960	0310	7/14/04	\$299,950	960	600	7	1962	3	9800	N	N	10914 126TH AV NE
007	883520	0160	3/17/04	\$238,950	970	0	7	1983	3	5000	N	N	13429 NE 136TH PL
007	124670	0340	11/12/03	\$260,000	1010	0	7	1961	3	9600	N	N	10012 136TH AV NE
007	259240	0090	6/2/03	\$231,000	1010	0	7	1970	3	7800	N	N	13109 129TH AV NE
007	663990	0195	11/17/03	\$280,000	1010	0	7	1968	3	12000	N	N	10042 SLATER AV NE
007	883520	0320	1/7/03	\$205,000	1040	0	7	1980	3	4744	N	N	13631 134TH CT NE
007	883520	0350	7/23/03	\$229,950	1040	0	7	1980	3	5066	N	N	13619 134TH CT NE
007	419140	0010	4/9/04	\$245,000	1050	1050	7	1962	3	9975	N	N	13004 NE 87TH ST
007	660850	0160	9/21/04	\$309,500	1050	1050	7	1962	3	10350	N	N	12815 NE 112TH ST
007	660850	0190	7/16/03	\$291,950	1070	0	7	1964	3	9975	N	N	12812 NE 112TH ST
007	419150	0120	3/23/04	\$309,500	1080	940	7	1963	3	10500	N	N	13022 NE 102ND PL
007	419150	0180	4/27/04	\$322,000	1080	1080	7	1963	3	10425	N	N	13019 NE 102ND PL
007	419150	0210	10/21/04	\$334,950	1080	1080	7	1963	3	10350	N	N	12857 NE 102ND PL
007	894431	0280	9/23/04	\$320,000	1080	610	7	1989	3	5000	N	N	13418 NE 135TH ST
007	674370	0014	7/2/03	\$227,000	1090	0	7	1986	3	5995	N	N	10616 124TH AV NE
007	883520	0780	7/2/03	\$222,750	1100	0	7	1981	3	3646	N	N	13714 134TH AV NE
007	332605	9141	4/7/04	\$336,000	1120	0	7	1964	3	10454	N	N	13044 NE 102ND PL
007	419140	0030	8/15/03	\$276,000	1120	1120	7	1962	3	9975	N	N	13016 NE 87TH ST
007	883522	0130	6/21/04	\$212,000	1120	0	7	1982	3	3488	N	N	13230 NE 139TH PL
007	242302	0100	9/21/04	\$332,000	1140	780	7	1977	3	7125	N	N	12704 NE 111TH PL
007	419150	0100	5/15/03	\$275,000	1140	0	7	1963	3	10500	N	N	13008 NE 102ND PL
007	511605	0130	7/25/03	\$230,000	1140	0	7	1984	3	4429	N	N	8514 139TH AV NE
007	548730	0230	11/15/04	\$315,000	1140	0	7	1965	3	9900	N	N	12842 NE 113TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	883521	0250	6/20/03	\$205,400	1150	0	7	1981	3	3425	N	N	13400 NE 138TH PL
007	123310	0838	8/18/04	\$267,000	1160	0	7	1967	4	10625	N	N	8554 124TH AV NE
007	259240	1030	8/16/04	\$310,000	1160	0	7	1972	3	6935	N	N	12918 NE 131ST ST
007	883520	0250	10/20/04	\$264,950	1160	0	7	1981	3	5000	N	N	13426 NE 136TH PL
007	883522	0120	6/9/04	\$214,000	1160	0	7	1983	3	3488	N	N	13234 NE 139TH PL
007	259240	0060	8/22/03	\$252,700	1170	720	7	1970	3	5100	N	N	13129 129TH CT NE
007	259240	0600	9/22/03	\$289,000	1170	0	7	1974	3	8075	N	N	12822 130TH AV NE
007	259240	0820	6/12/03	\$320,000	1170	780	7	1971	3	5950	N	N	12935 NE 130TH ST
007	259240	0850	12/9/03	\$289,000	1170	0	7	1971	3	6325	N	N	12936 NE 130TH ST
007	259240	1110	6/5/03	\$275,200	1170	0	7	1971	3	7500	N	N	12931 NE 131ST PL
007	419150	0070	4/28/03	\$310,000	1170	1080	7	1963	3	10500	N	N	12848 NE 102ND PL
007	674370	0077	4/12/04	\$350,000	1170	620	7	1993	3	7203	N	N	12512 NE 106TH LN
007	674370	0342	10/22/03	\$295,000	1170	0	7	1959	3	15525	N	N	12642 NE 104TH ST
007	509680	0070	3/29/04	\$280,000	1180	0	7	1963	4	9500	N	N	12661 NE 87TH ST
007	932930	0110	5/19/04	\$313,500	1190	530	7	1981	3	8304	N	N	13208 NE 129TH PL
007	032505	9056	9/17/03	\$288,000	1200	0	7	1965	3	15000	N	N	13615 NE 100TH ST
007	259240	0080	8/9/04	\$284,000	1200	0	7	1970	3	6175	N	N	13121 129TH CT NE
007	742022	0010	11/10/03	\$368,000	1200	0	7	1993	3	8533	N	N	13008 NE 98TH PL
007	640270	0210	10/19/04	\$285,000	1210	0	7	1962	3	13562	N	N	12305 NE 108TH ST
007	932930	0060	5/3/04	\$349,900	1210	340	7	1981	3	7220	N	N	13228 NE 129TH PL
007	234000	0050	4/9/04	\$344,950	1220	0	7	1968	3	9750	N	N	12826 NE 91ST ST
007	242302	0170	6/21/04	\$335,000	1220	480	7	1977	2	8056	N	N	12737 NE 112TH ST
007	511605	0260	7/23/03	\$227,000	1220	0	7	1984	3	1576	N	N	8615 139TH AV NE
007	894431	0190	7/10/03	\$210,000	1220	0	7	1989	3	4404	N	N	13444 135TH AV NE
007	242302	0250	2/18/03	\$275,000	1230	550	7	1977	3	6160	N	N	11215 127TH PL NE
007	242302	0260	2/11/03	\$266,950	1230	400	7	1977	3	5840	N	N	11205 127TH PL NE
007	663990	0355	10/29/03	\$277,000	1230	480	7	1962	3	13468	N	N	10710 SLATER AV NE
007	683800	0390	10/31/03	\$256,100	1240	0	7	1986	3	2186	N	N	8730 133RD AV NE
007	131295	0040	6/9/04	\$292,500	1250	0	7	1969	3	10010	N	N	13104 NE 109TH PL
007	866340	0080	9/16/04	\$339,000	1250	600	7	1978	4	7560	N	N	13016 133RD PL NE
007	866340	0080	3/5/03	\$285,500	1250	600	7	1978	4	7560	N	N	13016 133RD PL NE

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**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	866340	0190	12/1/04	\$298,950	1250	0	7	1978	3	7245	N	N	13226 NE 130TH PL
007	866340	0300	1/6/03	\$258,000	1250	600	7	1980	3	6800	N	N	13218 NE 131ST PL
007	923780	0025	5/5/03	\$247,500	1250	650	7	1959	3	10988	N	N	13852 NE 84TH ST
007	548730	0070	6/22/04	\$320,000	1270	0	7	1963	3	10500	N	N	13009 NE 113TH ST
007	259240	0050	5/17/04	\$318,000	1280	610	7	1970	5	6480	N	N	13130 129TH CT NE
007	511605	0240	11/3/03	\$243,000	1280	0	7	1984	3	2437	N	N	8607 139TH AV NE
007	511605	0270	11/3/04	\$275,000	1280	0	7	1984	3	2935	N	N	8612 139TH AV NE
007	259240	0780	6/28/04	\$269,500	1290	0	7	1971	3	6750	N	N	12911 NE 130TH ST
007	259240	1100	12/3/04	\$299,950	1290	0	7	1971	3	5500	N	N	12925 NE 131ST PL
007	548730	0080	11/24/04	\$300,000	1290	0	7	1963	3	10500	N	N	13005 NE 113TH ST
007	674370	0322	5/11/04	\$310,000	1290	680	7	1966	3	9775	N	N	10434 126TH AV NE
007	883520	0550	6/10/04	\$233,000	1300	0	7	1981	3	4259	N	N	13337 NE 137TH PL
007	883520	0820	7/28/04	\$228,000	1300	0	7	1981	3	3601	N	N	13707 134TH AV NE
007	388810	0091	4/8/04	\$340,000	1310	0	7	1968	3	10043	N	N	12843 NE 91ST ST
007	883520	0940	3/15/04	\$205,000	1310	0	7	1981	3	3098	N	N	13641 133RD AV NE
007	883521	0440	9/24/04	\$227,950	1310	0	7	1981	3	3383	N	N	13309 NE 138TH PL
007	242302	0040	11/5/04	\$330,000	1330	0	7	1977	3	7313	N	N	12707 NE 111TH PL
007	242302	0070	11/22/04	\$322,500	1330	0	7	1977	3	7038	N	N	12722 NE 111TH PL
007	663990	0013	7/22/04	\$400,000	1330	0	7	1962	3	41043	N	N	12105 NE 108TH ST
007	683800	0580	11/17/04	\$339,000	1330	0	7	1985	3	3658	N	N	13324 NE 89TH ST
007	683800	0590	8/12/03	\$288,000	1330	0	7	1985	3	3740	N	N	13320 NE 89TH ST
007	932930	0190	1/16/04	\$260,000	1330	0	7	1980	3	7432	N	N	13245 NE 129TH PL
007	511605	0020	8/15/03	\$224,950	1340	0	7	1986	3	1832	N	N	8414 139TH AV NE
007	511605	0060	6/5/03	\$223,100	1340	0	7	1984	3	4558	N	N	8502 139TH AV NE
007	664790	0045	6/3/03	\$324,950	1340	0	7	1954	4	10795	N	N	13031 NE 88TH ST
007	883522	0280	11/2/04	\$265,000	1340	0	7	1983	3	3946	N	N	13241 NE 139TH PL
007	147300	0040	10/27/03	\$240,000	1350	0	7	1961	4	9780	N	N	14230 NE 80TH PL
007	511606	0010	8/22/03	\$220,800	1350	0	7	1984	3	3206	N	N	13724 NE 87TH ST
007	674370	0018	2/5/03	\$300,000	1360	0	7	1993	3	12240	N	N	12420 NE 106TH LN
007	674370	0306	6/18/03	\$293,000	1360	0	7	1967	3	10500	N	N	10604 126TH AV NE
007	511605	0320	9/22/04	\$289,900	1370	0	7	1984	3	3608	N	N	13914 NE 87TH ST

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	511605	0390	8/4/04	\$284,500	1370	0	7	1984	3	4672	N	N	13820 NE 87TH ST
007	883520	0740	1/3/03	\$216,500	1370	0	7	1981	3	2728	N	N	13704 134TH AV NE
007	883522	0210	8/15/03	\$237,000	1370	0	7	1982	3	4790	N	N	13217 NE 139TH PL
007	259240	0680	3/25/04	\$323,000	1380	340	7	1972	3	11875	N	N	12811 130TH AV NE
007	332605	9156	3/4/04	\$269,000	1380	0	7	1979	4	14400	N	N	13034 NE 104TH ST
007	332605	9201	9/22/03	\$285,000	1380	0	7	1979	3	12632	N	N	13010 NE 104TH ST
007	511606	0240	9/13/04	\$274,900	1380	0	7	1984	3	3414	N	N	8522 137TH AV NE
007	548730	0220	2/20/04	\$288,000	1380	0	7	1966	3	9825	N	N	12834 NE 113TH ST
007	883520	0830	7/13/04	\$239,500	1380	0	7	1981	3	3138	N	N	13703 134TH AV NE
007	866340	0060	10/1/04	\$294,500	1390	0	7	1978	3	7560	N	N	13028 133RD PL NE
007	883521	0300	3/5/03	\$237,750	1390	0	7	1983	3	6257	N	N	13727 135TH AV NE
007	131295	0050	5/17/04	\$315,500	1400	0	7	1970	3	10010	N	N	13028 NE 109TH PL
007	388810	0114	8/13/04	\$579,000	1400	0	7	1968	3	59560	N	N	8707 130TH AV NE
007	663990	0022	11/18/03	\$278,000	1400	0	7	1982	3	9310	N	N	12131 NE 107TH ST
007	674370	0079	10/16/03	\$280,000	1400	0	7	1993	3	7566	N	N	12504 NE 106TH LN
007	683800	0570	4/8/04	\$290,000	1400	0	7	1986	3	1920	N	N	13402 NE 89TH ST
007	883520	0540	5/26/04	\$229,000	1400	0	7	1981	3	4137	N	N	13335 NE 137TH PL
007	883521	0450	2/25/04	\$238,500	1400	0	7	1982	3	3425	N	N	13305 NE 138TH PL
007	883521	0030	7/7/04	\$241,500	1410	0	7	1981	3	3570	N	N	13206 NE 138TH PL
007	883521	0180	7/15/03	\$239,950	1410	0	7	1981	3	3300	N	N	13318 NE 138TH PL
007	511605	0410	4/29/04	\$275,000	1420	0	7	1984	3	3020	N	N	13812 NE 87TH ST
007	883521	0480	8/25/04	\$241,000	1420	0	7	1981	3	3433	N	N	13221 NE 138TH PL
007	883522	0070	5/21/04	\$239,000	1420	0	7	1983	3	4614	N	N	13248 NE 139TH PL
007	242301	0360	4/15/03	\$296,000	1430	0	7	1976	3	8050	N	N	12649 NE 110TH ST
007	663990	0175	2/18/03	\$273,000	1430	0	7	1964	3	9792	N	N	12252 NE 100TH ST
007	923780	0015	4/21/04	\$275,000	1430	730	7	1964	3	11232	N	N	8409 140TH AV NE
007	124670	0111	1/15/03	\$263,950	1440	0	7	1967	4	10500	N	N	10420 134TH AV NE
007	511606	0130	3/11/04	\$239,500	1440	0	7	1984	3	2211	N	N	8608 137TH AV NE
007	883522	0090	4/18/03	\$234,000	1440	0	7	1983	3	3488	N	N	13242 NE 139TH PL
007	511606	0440	7/20/04	\$293,950	1450	0	7	1984	3	2990	N	N	13725 NE 87TH ST
007	683800	0030	8/25/04	\$293,000	1450	0	7	1987	3	3882	N	N	8527 134TH CT NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	883522	0170	6/13/03	\$210,000	1450	0	7	1983	3	4125	N	N	13218 NE 139TH PL	
007	660850	0280	9/16/04	\$299,950	1470	0	7	1960	3	10200	N	N	13016 NE 112TH ST	
007	883522	0240	8/31/04	\$249,950	1470	0	7	1982	3	3567	N	N	13229 NE 139TH PL	
007	388810	0103	6/16/04	\$322,000	1480	0	7	1978	3	17280	N	N	12830 NE 88TH ST	
007	388810	0131	10/8/03	\$247,500	1480	0	7	1952	3	17420	N	N	8807 132ND AV NE	
007	883520	0280	11/4/03	\$255,000	1510	0	7	1982	3	5137	N	N	13618 134TH CT NE	
007	883520	0290	5/12/04	\$263,850	1510	0	7	1982	3	4817	N	N	13622 134TH CT NE	
007	173260	0180	7/23/04	\$315,000	1530	0	7	1994	3	9283	N	N	13103 NE 108TH ST	
007	032505	9154	11/29/04	\$384,000	1560	0	7	1987	3	13565	N	N	8205 142ND AV NE	
007	389310	1044	10/27/04	\$336,000	1560	0	7	1981	3	11362	N	N	12122 NE 108TH ST	
007	032505	9126	4/22/04	\$340,000	1570	0	7	1961	3	12100	N	N	13221 NE 100TH ST	
007	131295	0120	7/26/03	\$299,950	1570	0	7	1973	3	10875	N	N	13029 NE 109TH PL	
007	683800	0750	6/19/03	\$308,950	1570	0	7	1986	3	3152	N	N	8723 132ND PL NE	
007	894431	0070	7/19/04	\$275,000	1570	0	7	1989	3	5959	N	N	13415 NE 135TH ST	
007	894431	0110	8/26/04	\$325,000	1570	0	7	1989	3	6086	N	N	13431 NE 135TH ST	
007	640270	0170	10/28/04	\$275,000	1580	0	7	1962	3	11979	N	N	10711 124TH AV NE	
007	894431	0310	7/26/04	\$275,000	1600	0	7	1989	3	5000	N	N	13332 NE 135TH ST	
007	548730	0090	3/29/03	\$268,600	1610	0	7	1966	3	10500	N	N	13001 NE 113TH ST	
007	883520	0770	10/6/04	\$260,000	1610	0	7	1981	3	3255	N	N	13712 134TH AV NE	
007	259240	0190	9/30/03	\$270,000	1620	0	7	1972	3	9100	N	N	12807 129TH AV NE	
007	863570	0035	10/14/04	\$378,041	1620	0	7	1957	3	12400	N	N	8527 131ST AV NE	
007	173260	0130	5/25/04	\$377,000	1630	0	7	1994	3	7759	N	N	13003 NE 108TH ST	
007	742022	0040	10/10/03	\$325,000	1640	0	7	1993	3	7202	N	N	13016 NE 98TH PL	
007	742022	0100	7/19/04	\$365,000	1640	0	7	1993	3	7203	N	N	13019 NE 98TH PL	
007	989000	0020	1/26/04	\$274,140	1660	0	7	1962	3	10425	N	N	13013 NE 104TH ST	
007	683800	0780	11/20/04	\$336,000	1670	0	7	1987	3	2450	N	N	13219 NE 89TH ST	
007	332605	9202	11/23/04	\$300,000	1700	0	7	1979	3	13068	N	N	13022 NE 104TH ST	
007	342605	9093	7/24/03	\$440,000	1710	0	7	1978	3	29928	N	N	11026 132ND AV NE	
007	866340	0140	8/23/04	\$330,000	1710	340	7	1979	3	8550	N	N	13209 NE 130TH PL	
007	419140	0060	12/29/03	\$312,000	1720	0	7	1961	4	9028	N	N	8620 131ST AV NE	
007	332605	9120	4/22/03	\$283,000	1740	0	7	1961	3	9583	N	N	10205 132ND AV NE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	124190	0007	7/25/03	\$425,000	1750	0	7	1925	5	7000	N	N	12824 NE 86TH ST
007	272605	9119	12/7/04	\$295,000	1770	0	7	1984	3	7980	N	N	13417 NE 132ND ST
007	222605	9066	6/26/03	\$335,000	1780	180	7	1968	3	50235	N	N	13648 NE 137TH ST
007	242300	0120	2/5/03	\$279,000	1780	0	7	1975	3	7227	N	N	10710 126TH PL NE
007	124670	0108	7/12/04	\$400,000	1790	0	7	1992	3	42221	N	N	13518 NE 104TH ST
007	173260	0140	4/9/04	\$379,950	1790	0	7	1994	3	7309	N	N	13007 NE 108TH ST
007	222605	9106	9/29/04	\$328,950	1800	0	7	1985	3	10428	N	N	13619 133RD AV NE
007	222605	9018	8/25/04	\$535,000	1810	0	7	1949	3	43995	N	N	13802 132ND AV NE
007	242300	0190	11/5/04	\$310,500	1810	0	7	1976	3	7200	N	N	12651 NE 109TH ST
007	388810	0223	11/19/04	\$380,000	1820	0	7	1996	3	10761	N	N	13129 NE 100TH ST
007	242301	0240	4/3/03	\$299,850	1840	0	7	1976	3	6600	N	N	11011 127TH PL NE
007	867960	0360	6/7/04	\$316,500	1850	0	7	1961	3	9600	N	N	10744 126TH AV NE
007	883520	0230	6/24/03	\$265,000	1850	0	7	1981	3	5444	N	N	13617 135TH AV NE
007	883520	0620	5/1/03	\$245,000	1850	0	7	1981	3	5225	N	N	13427 NE 137TH PL
007	242300	0080	8/15/03	\$315,000	1860	0	7	1976	3	7575	N	N	10715 127TH AV NE
007	683800	0050	7/25/03	\$370,000	1870	530	7	1986	3	4213	N	N	8506 134TH CT NE
007	683800	0230	8/29/04	\$341,500	1870	0	7	1986	3	3309	N	N	13310 NE 86TH PL
007	683800	0230	3/9/04	\$332,500	1870	0	7	1986	3	3309	N	N	13310 NE 86TH PL
007	259240	0940	7/23/04	\$309,876	1910	0	7	1972	3	6570	N	N	12923 NE 131ST ST
007	259240	0940	1/17/03	\$266,000	1910	0	7	1972	3	6570	N	N	12923 NE 131ST ST
007	674370	0331	11/26/03	\$295,000	1910	0	7	1956	5	12669	N	N	10420 126TH AV NE
007	234000	0060	1/28/03	\$314,950	1920	0	7	1968	4	9375	N	N	12818 NE 91ST ST
007	259240	0550	2/11/03	\$269,900	1980	0	7	1974	3	6660	N	N	12812 130TH CT NE
007	419150	0130	3/17/04	\$485,000	2020	1300	7	1963	5	10500	N	N	13030 NE 102ND PL
007	883521	0290	1/6/03	\$267,000	2040	0	7	1983	3	5209	N	N	13723 135TH AV NE
007	173260	0150	2/13/04	\$393,000	2070	0	7	1994	3	7309	N	N	13015 NE 108TH ST
007	932930	0010	11/15/04	\$363,000	2150	0	7	1976	3	14127	N	N	12939 133RD PL NE
007	272605	9060	11/25/03	\$360,000	2300	0	7	1959	3	17160	N	N	13010 132ND AV NE
007	674370	0197	3/11/04	\$360,000	2300	0	7	1970	5	18688	N	N	12609 NE 104TH ST
007	282605	9184	12/21/04	\$340,500	910	740	8	1976	3	9583	N	N	13117 NE 128TH PL
007	242300	0470	5/23/03	\$265,000	1140	550	8	1976	3	7500	N	N	10711 126TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	256490	0100	10/15/04	\$386,950	1180	340	8	1979	3	6440	N	N	11401 127TH AV NE
007	256490	0410	3/21/03	\$305,000	1200	400	8	1981	3	7600	N	N	12705 NE 114TH ST
007	781410	0070	10/17/04	\$399,950	1200	0	8	1996	3	7206	N	N	12115 NE 107TH ST
007	242300	0180	3/5/04	\$270,000	1220	590	8	1976	3	7200	N	N	12645 NE 109TH ST
007	242301	0060	11/23/04	\$304,950	1220	590	8	1976	3	6435	N	N	11002 127TH PL NE
007	640331	0060	7/3/03	\$335,000	1230	420	8	1976	3	10150	N	N	12829 NE 107TH PL
007	640331	0100	6/18/04	\$347,500	1230	850	8	1976	3	8317	N	N	12851 NE 107TH PL
007	640331	0120	8/20/03	\$339,950	1230	830	8	1976	3	7425	N	N	12850 NE 107TH PL
007	743630	0030	10/8/03	\$345,000	1260	718	8	1997	3	5156	N	N	12526 NE 101ST ST
007	613950	0230	10/22/03	\$292,000	1270	470	8	1976	3	7350	N	N	12814 NE 106TH PL
007	173710	0040	2/5/04	\$325,000	1280	430	8	1981	3	7350	N	N	12925 NE 110TH PL
007	640331	0090	2/19/04	\$348,000	1320	900	8	1976	3	7140	N	N	12847 NE 107TH PL
007	663990	0215	12/17/04	\$359,900	1320	310	8	1997	3	2036	N	N	12314 NE 101ST LN
007	812630	0290	8/17/04	\$380,000	1330	1020	8	1983	3	23142	N	N	13332 NE 119TH WY
007	173710	0400	9/24/03	\$329,900	1350	430	8	1982	3	7350	N	N	13002 NE 111TH PL
007	123310	0737	2/5/04	\$345,000	1360	580	8	1984	3	11023	N	N	12627 NE 87TH PL
007	242300	0360	6/10/03	\$349,950	1360	720	8	1975	3	7200	N	N	10733 126TH PL NE
007	812630	0020	8/18/04	\$365,000	1370	980	8	1979	3	10800	N	N	11675 132ND CT NE
007	613950	0050	2/13/03	\$366,500	1400	780	8	1976	4	8500	N	N	12829 NE 106TH PL
007	342605	9079	11/10/04	\$594,000	1410	1220	8	1973	5	150282	N	N	13406 NE 108TH ST
007	812630	0170	7/31/03	\$350,000	1410	910	8	1981	3	60984	N	N	11700 134TH PL NE
007	212800	0040	6/15/04	\$409,950	1450	1240	8	1977	3	6600	N	N	12817 NE 108TH PL
007	242301	0190	11/19/04	\$363,000	1460	430	8	1977	3	6300	N	N	11137 127TH PL NE
007	256490	0430	4/15/04	\$383,000	1460	500	8	1979	3	7350	N	N	12720 NE 113TH PL
007	812630	0410	9/8/03	\$364,900	1470	0	8	1979	3	12000	N	N	13203 NE 118TH CT
007	256490	0490	9/13/04	\$340,883	1480	0	8	1979	3	8393	N	N	11318 127TH PL NE
007	613950	0040	4/29/04	\$379,950	1480	600	8	1976	3	9000	N	N	12823 NE 106TH PL
007	259240	0440	11/5/03	\$310,500	1490	1340	8	1974	4	7475	N	N	13108 NE 129TH ST
007	742020	0060	9/10/04	\$387,500	1510	0	8	1989	3	7804	N	N	12915 NE 101ST PL
007	923780	0130	6/13/03	\$320,000	1510	0	8	1988	3	8832	N	N	8303 141ST AV NE
007	256490	0330	4/30/04	\$313,000	1530	0	8	1981	3	7350	N	N	12620 NE 114TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	342605	9070	11/16/04	\$470,000	1530	0	8	1967	3	37461	N	N	11202 132ND AV NE
007	389310	1034	12/15/03	\$270,000	1530	0	8	2000	3	7211	N	N	7841 NE 125TH ST
007	123850	0308	8/25/04	\$358,750	1540	0	8	1989	3	7480	N	N	12611 NE 94TH WY
007	674370	0357	2/21/03	\$316,950	1540	0	8	1968	3	14700	N	N	12708 NE 105TH CT
007	794140	0070	12/6/04	\$389,000	1540	0	8	1989	3	7326	N	N	12908 NE 103RD PL
007	943010	0260	2/4/04	\$316,000	1550	0	8	1994	3	7512	N	N	13618 NE 93RD ST
007	124190	0009	10/17/03	\$306,500	1560	0	8	1994	3	7200	N	N	12826 NE 86TH ST
007	124190	0011	2/11/04	\$354,000	1560	0	8	1994	3	7200	N	N	12834 NE 86TH ST
007	812630	0400	9/12/03	\$344,900	1570	460	8	1979	3	10800	N	N	11703 132ND PL NE
007	123850	0387	4/30/04	\$364,000	1590	0	8	1988	3	8026	N	N	12731 NE 94TH CT
007	541530	0120	5/17/04	\$343,500	1600	0	8	1987	3	6888	N	N	12910 133RD PL NE
007	812630	0500	9/2/04	\$374,950	1610	0	8	1981	4	12480	N	N	13209 NE 119TH WY
007	123850	0303	9/26/03	\$325,000	1630	0	8	1989	3	6160	N	N	12618 NE 94TH WY
007	541530	0060	8/22/03	\$367,500	1640	760	8	1987	3	8620	N	N	12819 133RD PL NE
007	943010	0340	7/21/04	\$361,000	1640	0	8	1995	3	7522	N	N	9302 135TH PL NE
007	812630	0580	12/10/04	\$400,000	1660	0	8	1983	3	11968	N	N	11719 134TH PL NE
007	018600	0120	6/22/04	\$360,000	1670	370	8	1976	3	7198	N	N	13064 134TH AV NE
007	123850	0306	12/11/03	\$369,500	1670	0	8	1989	3	6797	N	N	12629 NE 94TH WY
007	674370	0265	8/25/04	\$350,620	1680	0	8	1989	3	7426	N	N	12730 NE 101ST PL
007	742780	0210	7/2/04	\$380,000	1680	0	8	1989	3	5323	N	N	12733 NE 97TH PL
007	781410	0010	3/17/04	\$350,000	1700	0	8	1995	3	7202	N	N	12124 NE 107TH ST
007	664835	0090	4/15/04	\$375,150	1710	0	8	1988	3	11118	N	N	14324 NE 84TH CT
007	123850	0886	6/11/04	\$315,000	1720	0	8	1997	3	7090	N	N	9721 124TH AV NE
007	123850	0285	1/27/04	\$346,400	1760	0	8	1989	3	7981	N	N	12630 NE 94TH WY
007	742780	0120	5/14/04	\$363,000	1760	0	8	1989	3	6088	N	N	12712 NE 97TH PL
007	173710	0950	5/18/04	\$345,000	1780	0	8	1979	3	7800	N	N	11031 129TH PL NE
007	674170	0253	6/26/03	\$351,000	1780	0	8	1990	3	7201	N	N	9743 128TH AV NE
007	173710	0310	11/5/04	\$389,000	1800	0	8	1981	3	8800	N	N	12806 NE 111TH PL
007	332605	9226	12/30/03	\$388,900	1800	0	8	1992	3	7263	N	N	12902 NE 100TH ST
007	794140	0050	7/3/03	\$347,000	1800	0	8	1989	3	7326	N	N	12828 NE 103RD PL
007	812630	0380	2/20/03	\$309,500	1800	0	8	1987	3	11200	N	N	11805 132ND PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	332605	9231	6/28/04	\$333,500	1810	0	8	1992	3	7209	N	N	10021 131ST PL NE
007	743630	0060	6/6/03	\$357,000	1810	0	8	1997	3	5568	N	N	10112 125TH AV NE
007	124190	0004	3/8/04	\$347,000	1820	0	8	1985	3	15480	N	N	12929 NE 87TH ST
007	674370	0125	2/13/04	\$630,000	1830	1830	8	1966	4	56628	N	N	10034 124TH AV NE
007	742780	0130	8/14/03	\$305,000	1830	0	8	1989	3	6738	N	N	12708 NE 97TH PL
007	123850	0360	9/5/03	\$376,500	1840	530	8	2004	3	3498	N	N	12712 NE 91ST PL
007	674370	0271	8/16/04	\$387,000	1850	0	8	1990	3	7201	N	N	12712 NE 102ND PL
007	812630	0150	4/14/04	\$386,950	1850	0	8	1988	3	12000	N	N	13315 NE 117TH WY
007	124670	0210	10/15/03	\$325,000	1860	0	8	1963	4	9568	N	N	10206 134TH AV NE
007	943010	0200	3/21/03	\$387,950	1860	0	8	1995	3	7833	N	N	13730 NE 93RD CT
007	332605	9224	6/4/03	\$420,000	1870	0	8	1990	3	7271	N	N	12830 NE 100TH ST
007	674370	0268	7/27/04	\$375,000	1880	0	8	1990	3	7229	N	N	12730 NE 102ND PL
007	794140	0100	9/20/04	\$389,900	1880	0	8	1989	3	7326	N	N	12930 NE 103RD PL
007	238740	0030	9/3/03	\$400,000	1890	0	8	2002	3	4510	N	N	12420 NE 103RD PL
007	123850	0284	9/2/03	\$364,500	1900	0	8	1988	3	8687	N	N	12702 NE 94TH CT
007	123850	0288	1/19/04	\$361,500	1900	0	8	1988	3	7480	N	N	12724 NE 94TH CT
007	332605	9118	7/7/03	\$329,000	1900	0	8	1978	3	9718	N	N	10701 128TH AV NE
007	272605	9139	5/6/04	\$380,000	1920	0	8	2000	3	4687	N	N	13425 NE 132ND ST
007	742780	0010	2/23/04	\$330,000	1930	0	8	1989	3	5034	N	N	9833 128TH AV NE
007	332605	9235	5/14/03	\$372,500	1940	0	8	1994	3	7941	N	N	13123 NE 111TH PL
007	388810	0081	3/4/04	\$430,000	1940	0	8	1991	3	12230	N	N	12916 NE 91ST LN
007	640331	0110	6/24/04	\$372,000	1940	940	8	1976	3	6624	N	N	12855 NE 107TH PL
007	943010	0190	1/21/04	\$403,000	1940	0	8	1995	3	7543	N	N	13727 NE 93RD CT
007	943010	0300	6/1/04	\$410,000	1940	0	8	1995	3	7600	N	N	13516 NE 93RD ST
007	663990	0317	9/1/04	\$439,950	1950	0	8	2000	3	3717	N	N	12223 NE 105TH ST
007	742020	0080	7/22/04	\$380,000	1950	0	8	1989	3	8490	N	N	12923 NE 101ST PL
007	221609	0060	8/20/03	\$360,000	1960	0	8	2000	3	4573	N	N	12417 NE 105TH ST
007	272605	9132	8/20/04	\$364,950	1960	0	8	1996	3	20664	N	N	13111 136TH AV NE
007	674370	0255	7/30/04	\$389,000	1960	0	8	1989	3	7211	N	N	12720 NE 101ST PL
007	812630	0620	10/24/03	\$365,000	1960	0	8	1979	3	12012	N	N	13320 NE 117TH WY
007	272605	9137	2/2/04	\$375,000	1990	0	8	2000	3	5692	N	N	13423 NE 132ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	663990	0315	5/19/04	\$410,000	2020	0	8	2000	3	3292	N	N	12227 NE 105TH ST
007	663990	0182	6/2/04	\$485,000	2030	0	8	1994	3	7268	N	N	12315 NE 100TH PL
007	720247	0090	7/15/03	\$370,000	2030	0	8	1991	3	8708	N	N	14127 NE 85TH CT
007	720247	0180	3/26/04	\$435,000	2060	0	8	1991	3	10483	N	N	14028 NE 84TH ST
007	221609	0080	8/25/03	\$370,000	2070	0	8	2001	3	11168	N	N	10417 125TH AV NE
007	032505	9243	1/6/03	\$360,000	2080	0	8	1985	3	9662	N	N	8402 140TH AV NE
007	032505	9169	1/29/04	\$399,995	2090	1070	8	1967	3	17377	N	N	8508 142ND AV NE
007	221609	0160	9/21/04	\$445,500	2100	0	8	2001	3	7181	N	N	12507 NE 106TH PL
007	256490	0110	10/9/03	\$317,500	2100	0	8	1979	3	8820	N	N	11407 127TH AV NE
007	256490	0130	6/16/04	\$372,600	2100	0	8	1979	3	7000	N	N	12613 NE 114TH PL
007	812630	0630	2/5/04	\$362,000	2110	0	8	1979	3	12012	N	N	13312 NE 117TH WY
007	032505	9218	9/13/04	\$510,000	2130	0	8	1988	3	38251	N	N	8716 142ND AV NE
007	173710	0910	8/16/04	\$387,000	2140	0	8	1979	3	6800	N	N	12813 NE 111TH PL
007	221609	0180	4/12/04	\$458,000	2190	0	8	2001	3	5476	N	N	12523 NE 106TH PL
007	173710	0340	4/25/03	\$399,950	2200	0	8	1981	3	6825	N	N	12824 NE 111TH PL
007	221609	0030	5/7/04	\$419,950	2210	0	8	2000	3	6421	N	N	10432 124TH AV NE
007	123850	0885	8/5/04	\$399,950	2220	0	8	1996	3	9975	N	N	9727 124TH AV NE
007	663990	0105	4/23/04	\$368,500	2230	0	8	1999	3	12847	N	N	12012 NE 100TH PL
007	541530	0010	11/23/04	\$375,000	2240	0	8	1987	3	7200	N	N	12909 133RD PL NE
007	720247	0150	7/22/03	\$389,000	2270	0	8	1992	3	8601	N	N	14019 NE 85TH CT
007	123850	0946	7/29/04	\$363,950	2280	0	8	2004	3	6862	N	N	9733 SLATER AV NE
007	123850	0947	8/5/04	\$358,062	2280	0	8	2004	3	6956	N	N	9731 SLATER AV NE
007	123850	0948	9/16/04	\$371,522	2280	0	8	2004	3	6840	N	N	9729 SLATER AV NE
007	943010	0310	5/26/04	\$495,000	2290	0	8	1995	3	7717	N	N	13510 NE 93RD CT
007	123850	0958	4/28/04	\$412,000	2300	0	8	1998	3	8533	N	N	9911 SLATER AV NE
007	221609	0200	12/2/03	\$425,000	2320	0	8	2001	3	6437	N	N	10427 126TH AV NE
007	123850	0378	6/24/04	\$447,500	2360	0	8	1998	3	8282	N	N	12708 NE 92ND PL
007	123850	0485	4/19/03	\$408,561	2420	0	8	2003	3	7200	N	N	9129 126TH AV NE
007	123850	0486	5/20/03	\$415,000	2420	0	8	2003	3	8186	N	N	9125 126TH AV NE
007	752440	0090	7/24/03	\$392,500	2500	0	8	1983	3	23477	N	N	13331 NE 115TH CT
007	173710	0510	2/27/03	\$405,000	2510	0	8	1982	3	8400	N	N	11017 131ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	928890	0110	12/29/03	\$405,000	2510	0	8	1982	3	10106	N	N	8724 141ST CT NE
007	241995	0100	2/27/04	\$498,000	2520	0	8	2003	3	7132	N	N	12729 NE 103RD PL
007	123850	0376	4/1/04	\$483,000	2550	0	8	1998	3	7332	N	N	12720 NE 92ND PL
007	928890	0270	5/19/03	\$385,950	2550	0	8	1983	3	8181	N	N	14009 NE 87TH ST
007	221609	0110	8/22/03	\$395,000	2580	0	8	2000	3	7518	N	N	10509 125TH AV NE
007	241995	0010	1/21/04	\$499,950	2610	0	8	2003	3	7132	N	N	12730 NE 103RD PL
007	123850	0373	3/12/03	\$438,000	2710	0	8	1998	3	6503	N	N	12721 NE 92ND PL
007	123850	0375	2/20/03	\$427,000	2710	0	8	1998	3	7194	N	N	12728 NE 92ND PL
007	238740	0140	9/19/03	\$490,000	2880	0	8	2002	3	7200	N	N	10219 126TH AV NE
007	388810	0271	10/16/03	\$549,950	2920	0	8	2001	3	9096	N	N	9722 130TH AV NE
007	674370	0278	10/29/04	\$595,950	3200	0	8	2001	3	7279	N	N	12731 NE 102ND PL
007	743630	0170	3/21/03	\$273,000	1590	0	9	1997	3	2088	N	N	12418 NE 100TH ST
007	743630	0230	8/22/03	\$277,500	1590	0	9	1997	3	1701	N	N	10024 124TH AV NE
007	752440	0260	3/3/03	\$330,950	1890	0	9	1982	3	12204	N	N	13220 NE 114TH ST
007	032505	9257	4/23/04	\$599,950	1920	1600	9	2000	3	16550	N	N	9334 132ND AV NE
007	123310	0704	11/12/03	\$419,000	1930	0	9	1998	3	7200	N	N	12633 NE 90TH ST
007	123310	0701	8/6/03	\$445,000	1980	0	9	1997	3	7200	N	N	12631 NE 90TH ST
007	743630	0190	5/27/04	\$382,000	2060	260	9	1997	3	3277	N	N	12414 NE 100TH ST
007	743630	0210	7/28/04	\$395,000	2060	260	9	1997	3	3076	N	N	10014 124TH AV NE
007	943011	0190	3/7/03	\$439,950	2200	660	9	1996	3	10806	N	N	9318 139TH CT NE
007	123310	0773	6/15/04	\$558,000	2280	0	9	1993	3	19544	N	N	12711 NE 86TH ST
007	032505	9263	11/13/03	\$470,000	2290	0	9	1998	3	9762	N	N	14208 NE 86TH ST
007	388810	0018	6/16/04	\$435,000	2290	0	9	1991	3	7557	N	N	9925 129TH PL NE
007	018600	0090	6/6/03	\$428,000	2330	0	9	1999	3	6036	N	N	13052 134TH AV NE
007	241995	0070	3/12/04	\$488,623	2330	0	9	2003	3	7130	N	N	12715 NE 103RD PL
007	147159	0010	11/26/03	\$492,700	2354	0	9	1998	3	9325	N	N	14203 NE 86TH PL
007	147159	0190	9/19/03	\$549,500	2364	0	9	1998	3	7575	N	N	8508 143RD CT NE
007	018600	0040	7/21/04	\$427,950	2370	0	9	1998	3	6318	N	N	13067 134TH AV NE
007	124190	0021	1/15/04	\$460,000	2450	0	9	1998	3	8318	N	N	12825 NE 86TH ST
007	241995	0020	5/12/04	\$509,950	2460	0	9	2003	3	7132	N	N	12726 NE 103RD PL
007	674370	0085	7/24/03	\$479,950	2470	0	9	2002	3	7200	N	N	10655 126TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	032505	9273	11/19/04	\$542,000	2480	0	9	2001	3	4367	N	N	14224 NE 81ST CT
007	147159	0060	5/12/04	\$485,000	2496	0	9	1998	3	8058	N	N	8517 143RD CT NE
007	238740	0120	10/13/04	\$484,625	2500	0	9	2001	3	6005	N	N	10230 125TH AV NE
007	124190	0027	12/13/04	\$479,950	2510	0	9	1998	3	8465	N	N	12935 NE 86TH ST
007	674370	0296	2/11/03	\$450,000	2520	0	9	1993	3	7311	N	N	12619 NE 107TH PL
007	123850	0848	2/12/04	\$489,800	2590	0	9	2003	3	12844	N	N	12010 NE 97TH ST
007	241995	0030	5/5/04	\$519,950	2600	0	9	2003	3	7132	N	N	12720 NE 103RD PL
007	241995	0040	3/3/04	\$509,950	2620	0	9	2003	3	7130	N	N	12716 NE 103RD PL
007	663990	0222	4/28/03	\$475,000	2620	0	9	2002	3	7323	N	N	10224 SLATER AV NE
007	663990	0224	1/9/03	\$475,000	2620	0	9	2002	3	17163	N	N	10228 SLATER AV NE
007	418710	0030	12/11/03	\$553,000	2630	0	9	1996	3	55756	N	N	13628 NE 103RD ST
007	943010	0430	2/25/03	\$525,990	2640	0	9	2002	3	9425	N	N	13320 NE 93RD ST
007	147159	0070	7/6/04	\$538,000	2646	0	9	1998	3	7757	N	N	8515 143RD CT NE
007	241995	0080	2/3/04	\$509,950	2650	0	9	2003	3	7132	N	N	12719 NE 103RD PL
007	123850	0442	5/28/03	\$447,500	2680	0	9	2003	3	7806	N	N	9101 125TH AV NE
007	674370	0216	1/30/03	\$515,800	2690	0	9	2003	3	7617	N	N	10210 127TH AV NE
007	674370	0218	6/5/03	\$518,000	2690	0	9	2003	3	7500	N	N	10204 127TH AV NE
007	674370	0219	7/15/03	\$528,800	2690	0	9	2003	3	7500	N	N	10132 127TH AV NE
007	674370	0220	8/4/03	\$535,000	2690	0	9	2003	3	7149	N	N	10126 127TH AV NE
007	674370	0061	8/28/03	\$497,000	2710	0	9	2003	3	7308	N	N	10512 125TH AV NE
007	674370	0062	7/30/03	\$493,900	2710	0	9	2003	3	7250	N	N	10506 125TH AV NE
007	674370	0221	8/26/03	\$542,000	2710	0	9	2003	3	7200	N	N	10120 127TH AV NE
007	674370	0222	4/25/03	\$515,800	2710	0	9	2003	3	7362	N	N	10124 126TH AV NE
007	674370	0223	8/11/03	\$521,625	2710	0	9	2003	3	7343	N	N	10125 127TH AV NE
007	674370	0226	6/30/03	\$521,140	2710	0	9	2003	3	7300	N	N	10112 127TH AV NE
007	238740	0180	4/7/03	\$495,000	2730	0	9	2002	3	10747	N	N	12505 NE 102ND PL
007	123310	0771	10/3/04	\$470,000	2740	0	9	1993	3	7209	N	N	12725 NE 86TH ST
007	123850	0290	3/11/04	\$430,000	2750	0	9	1996	3	8212	N	N	12607 NE 95TH ST
007	123850	0851	3/17/04	\$547,810	2830	0	9	2003	3	16793	N	N	9702 SLATER AV NE
007	663990	0220	3/6/03	\$495,000	2830	0	9	2003	3	7181	N	N	10234 SLATER AV NE
007	663990	0226	3/25/03	\$488,000	2830	0	9	2003	3	20382	N	N	10230 SLATER AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	674370	0225	6/4/04	\$579,950	2830	0	9	2004	3	7266	N	N	10118 126TH AV NE
007	342605	9085	4/9/03	\$549,950	2880	0	9	1984	3	45738	N	N	13418 NE 108TH ST
007	241995	0050	6/24/04	\$521,500	2900	0	9	2004	3	7130	N	N	12710 NE 103RD PL
007	241995	0090	5/20/04	\$519,000	2900	0	9	2004	3	7132	N	N	12723 NE 103RD PL
007	018600	0110	5/19/04	\$475,000	2930	0	9	1999	3	6253	N	N	13060 134TH AV NE
007	241995	0060	6/25/04	\$514,950	2930	0	9	2004	3	7130	N	N	12709 NE 103RD PL
007	332605	9252	11/4/03	\$560,000	2950	0	9	2003	3	6600	N	N	13028 100TH AV NE
007	123850	0847	4/14/04	\$568,650	3020	0	9	2003	3	20000	N	N	12022 NE 97TH ST
007	388810	0057	6/11/04	\$559,950	3030	0	9	2004	3	7012	N	N	12844 NE 95TH ST
007	147159	0200	2/6/04	\$580,000	3142	0	9	1998	3	7626	N	N	8512 143RD CT NE
007	261992	0010	10/26/03	\$504,000	3150	0	9	2002	3	4203	N	N	13232 NE 97TH ST
007	261992	0020	1/26/04	\$496,000	3150	0	9	2002	3	4071	N	N	13236 NE 97TH ST
007	261992	0040	9/16/04	\$519,000	3150	0	9	2002	3	4080	N	N	13322 NE 97TH ST
007	261992	0080	3/25/03	\$510,000	3150	0	9	2003	3	5169	N	N	13332 NE 97TH ST
007	261992	0120	5/20/04	\$529,000	3150	0	9	2003	3	5320	N	N	13416 NE 97TH ST
007	261992	0140	5/27/04	\$524,000	3150	0	9	2003	3	4722	N	N	13420 NE 97TH ST
007	261992	0160	7/26/04	\$541,000	3150	0	9	2003	3	4262	N	N	13424 NE 97TH ST
007	261992	0180	12/29/04	\$540,000	3190	0	9	2004	3	4469	N	N	13428 NE 97TH ST
007	388810	0222	3/1/04	\$570,000	3200	0	9	2003	3	7710	N	N	13017 NE 100TH ST
007	261992	0030	4/9/03	\$496,000	3220	0	9	2002	3	4031	N	N	13238 NE 97TH ST
007	261992	0110	4/21/04	\$526,000	3220	0	9	2003	3	5262	N	N	13340 NE 97TH ST
007	261992	0130	12/15/03	\$548,862	3220	0	9	2003	3	5181	N	N	13418 NE 97TH ST
007	261992	0150	6/18/04	\$529,000	3220	0	9	2004	3	4479	N	N	13422 NE 97TH ST
007	261992	0170	7/27/04	\$555,413	3230	0	9	2004	3	4290	N	N	13426 NE 97TH ST
007	261992	0100	1/2/04	\$535,000	3250	0	9	2003	3	5083	N	N	13338 NE 97TH ST
007	261992	0070	5/27/03	\$513,000	3290	0	9	2003	3	4785	N	N	13330 NE 97TH ST
007	261992	0090	7/16/03	\$535,000	3300	0	9	2003	3	5644	N	N	13336 NE 97TH ST
007	123310	0725	8/12/04	\$615,000	3370	0	9	1990	3	15000	N	N	8726 126TH AV NE
007	282605	9239	3/23/04	\$429,000	2310	0	10	1998	3	7483	N	N	13127 NE 117TH ST
007	282605	9235	8/22/03	\$427,000	2430	0	10	1998	3	7200	N	N	13105 NE 117TH ST
007	911320	0050	8/9/04	\$566,000	2440	1180	10	2000	3	5040	N	N	13216 NE 92ND WY

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**Area 93**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	911320	0090	1/28/03	\$500,500	2470	1180	10	2001	3	4804	N	N	13312 NE 92ND WY
007	911320	0040	3/19/03	\$519,000	2480	1190	10	2000	3	5082	N	N	13210 NE 92ND WY
007	911320	0270	3/10/04	\$467,450	2490	0	10	2000	3	6285	N	N	13339 NE 92ND WY
007	911320	0280	1/6/03	\$430,000	2490	0	10	2000	3	5170	N	N	13333 NE 92ND WY
007	032505	9230	3/26/03	\$460,000	2810	0	10	1985	3	19800	N	N	9016 132ND AV NE
007	147159	0090	12/15/03	\$640,000	2860	750	10	1998	3	10788	N	N	8427 143RD CT NE
007	262173	0050	5/2/04	\$609,000	3290	0	10	1999	3	9439	N	N	13711 NE 135TH PL
007	262173	0290	10/16/03	\$617,000	3290	0	10	2000	3	8800	N	N	13537 137TH PL NE
007	262173	0220	5/13/03	\$649,000	3430	0	10	2000	3	10157	N	N	13622 NE 136TH PL
007	262173	0160	2/27/04	\$654,000	3480	0	10	2000	3	15287	N	N	13720 NE 136TH PL
007	262173	0240	11/19/04	\$740,000	3650	1380	10	2000	3	9686	N	N	13621 NE 136TH PL
007	262173	0330	6/23/04	\$699,995	3680	0	10	2000	3	9687	N	N	13620 NE 135TH PL
007	032505	9267	10/1/03	\$745,000	4470	1210	10	2003	3	12090	N	N	9212 132ND AV NE
015	123310	0476	8/8/03	\$242,000	790	0	5	1950	4	9000	N	N	8011 126TH AV NE
015	642110	0130	2/26/03	\$203,950	840	0	5	1915	5	9067	N	N	7717 151ST AV NE
015	642110	0522	11/25/03	\$285,000	1110	0	5	1955	4	15607	N	N	7315 151ST AV NE
015	389710	0265	8/27/03	\$235,000	720	0	6	1936	4	6600	N	N	11626 NE 73RD ST
015	640070	0361	2/20/03	\$286,000	730	0	6	1953	3	10560	N	N	7027 122ND AV NE
015	640070	0264	4/5/04	\$205,000	800	0	6	1944	3	7930	N	N	12242 NE 70TH ST
015	943530	0107	8/13/03	\$195,000	840	0	6	1956	4	12000	N	N	6452 154TH AV NE
015	042505	9016	4/20/04	\$304,000	870	0	6	1932	4	16552	N	N	8319 132ND AV NE
015	640070	0220	1/5/04	\$225,000	920	0	6	1968	4	9028	N	N	12215 NE 73RD ST
015	943530	0102	11/7/03	\$220,000	920	0	6	1955	3	14240	N	N	6508 154TH AV NE
015	102505	9057	4/20/04	\$264,000	940	0	6	1970	3	10000	N	N	13304 NE 75TH ST
015	102505	9166	8/28/03	\$253,300	940	0	6	1970	3	10000	N	N	13314 NE 75TH ST
015	640070	0169	10/12/04	\$260,000	960	0	6	1942	5	7961	N	N	12236 NE 73RD ST
015	123310	0626	8/13/03	\$270,000	990	0	6	1941	4	12200	N	N	8006 126TH AV NE
015	388910	0024	2/7/03	\$179,000	1020	0	6	1945	2	17576	N	N	12017 NE 70TH ST
015	123310	0630	10/16/03	\$320,000	1040	0	6	1913	5	12555	N	N	8005 128TH AV NE
015	102505	9080	2/5/04	\$305,000	1130	260	6	1954	2	16375	N	N	7920 NE 140TH ST
015	389710	0170	5/27/03	\$230,000	1150	0	6	1970	4	6600	N	N	11623 NE 74TH ST

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**Area 93**  
**(1 to 3 Unit Residences)**

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015	640070	0141	12/14/04	\$300,000	1180	0	6	1951	3	18153	N	N	12315 NE 75TH ST
015	640070	0332	4/2/04	\$325,000	1220	0	6	1952	4	20075	N	N	7041 122ND AV NE
015	092505	9097	2/19/04	\$277,450	1240	0	6	1981	3	12745	N	N	7932 125TH LN NE
015	092505	9069	5/16/03	\$259,900	1470	0	6	1956	4	20037	N	N	7522 116TH AV NE
015	108770	0070	7/12/04	\$365,000	1790	0	6	1956	3	9520	N	N	12226 NE 64TH ST
015	640070	0166	8/25/04	\$280,000	790	0	7	1940	3	7956	N	N	12226 NE 73RD ST
015	131093	0160	2/7/04	\$259,000	900	0	7	1981	3	8769	N	N	15210 NE 74TH WY
015	856250	0960	10/16/03	\$294,000	900	600	7	1962	3	7350	N	N	7634 138TH PL NE
015	092505	9180	7/10/03	\$256,500	940	0	7	1965	3	13695	N	N	7844 126TH AV NE
015	092505	9184	10/21/03	\$237,888	940	0	7	1965	3	9162	N	N	12611 NE 80TH ST
015	640070	0041	4/28/03	\$215,000	940	0	7	1965	3	8700	N	N	12045 NE 75TH ST
015	856250	0180	6/3/03	\$285,000	940	940	7	1962	3	11559	N	N	13773 NE 77TH PL
015	022510	0081	7/23/03	\$212,500	960	0	7	1959	3	7104	N	N	12211 NE 80TH ST
015	042505	9047	10/30/03	\$249,500	960	0	7	1968	4	7476	N	N	13035 NE 83RD ST
015	856250	0150	6/5/03	\$266,950	960	940	7	1962	3	7789	N	N	13793 NE 77TH PL
015	856250	1010	11/18/04	\$342,000	960	300	7	1963	4	7751	N	N	7729 139TH PL NE
015	856250	1040	3/21/03	\$260,000	960	620	7	1963	4	7350	N	N	7643 139TH PL NE
015	856250	1060	11/18/04	\$325,000	960	550	7	1963	4	7350	N	N	7627 139TH PL NE
015	856250	1080	6/11/03	\$249,000	960	360	7	1963	4	7350	N	N	7615 139TH PL NE
015	389710	0035	6/25/03	\$250,000	970	0	7	1960	3	6600	N	N	11621 NE 75TH ST
015	743690	0075	11/8/04	\$310,000	970	0	7	1958	3	8925	N	N	8310 133RD AV NE
015	108610	0110	10/6/03	\$258,000	990	0	7	1962	3	8800	N	N	12028 NE 62ND ST
015	742010	0120	4/9/04	\$224,270	1000	0	7	1963	3	10705	N	N	7814 131ST AV NE
015	743250	0080	8/29/03	\$231,000	1000	0	7	1968	4	11662	N	N	8212 134TH PL NE
015	856250	0970	2/24/03	\$239,950	1000	400	7	1962	3	7350	N	N	7642 138TH PL NE
015	108610	0090	10/1/04	\$270,000	1020	520	7	1961	3	9206	N	N	6124 120TH AV NE
015	092505	9163	2/14/03	\$255,000	1030	0	7	1962	3	12320	N	N	6516 125TH AV NE
015	131093	0220	12/2/04	\$312,100	1030	600	7	1981	3	8564	N	N	7413 152ND CT NE
015	620300	0020	4/22/04	\$329,268	1030	370	7	1963	3	9100	N	N	12118 NE 64TH ST
015	081800	0200	8/15/03	\$242,000	1040	0	7	1969	3	8455	N	N	13503 NE 70TH ST
015	081800	0250	11/15/04	\$294,000	1040	460	7	1974	3	9244	N	N	13520 NE 70TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
015	856250	0090	8/24/04	\$299,950	1040	0	7	1963	2	7381	N	N	13706 137TH AV NE
015	389710	0135	5/29/03	\$251,700	1050	300	7	1976	3	6600	N	N	11636 NE 74TH ST
015	108610	0100	9/29/04	\$330,000	1060	0	7	1997	3	8625	N	N	12008 NE 61ST ST
015	123310	0320	7/25/03	\$259,500	1060	0	7	1963	4	7207	N	N	8050 122ND AV NE
015	123310	0486	2/22/03	\$240,000	1060	480	7	1956	4	7500	N	N	12526 NE 80TH ST
015	123690	0090	4/21/04	\$252,500	1060	0	7	1969	3	12690	N	N	7805 130TH AV NE
015	124150	0151	4/27/04	\$340,000	1070	1040	7	1976	4	12994	N	N	13024 NE 70TH PL
015	126240	0100	9/1/04	\$229,000	1070	180	7	1922	5	9600	N	N	12606 NE 70TH ST
015	131093	0200	6/23/03	\$298,900	1070	700	7	1981	3	11282	N	N	7429 152ND CT NE
015	379515	0010	3/10/03	\$365,000	1070	1070	7	1913	4	7822	N	N	8208 122ND AV NE
015	620290	0160	9/25/03	\$270,000	1070	810	7	1961	3	10570	N	N	12119 NE 65TH ST
015	743250	0020	10/13/03	\$250,000	1080	0	7	1968	4	9746	N	N	8115 134TH PL NE
015	795504	0110	8/11/04	\$250,000	1080	400	7	1972	3	8498	N	N	14702 NE 65TH ST
015	081800	0190	5/28/04	\$275,000	1090	0	7	1970	4	8455	N	N	13419 NE 70TH ST
015	175970	2580	7/9/04	\$326,000	1090	530	7	1977	3	9180	N	N	11618 NE 61ST ST
015	108710	0030	6/26/03	\$318,000	1100	600	7	1956	3	10125	N	N	12244 NE 67TH ST
015	108750	0070	2/18/03	\$257,800	1100	400	7	1955	4	11600	N	N	6610 123RD AV NE
015	123310	0306	12/2/03	\$308,950	1100	580	7	1967	3	10812	N	N	8230 122ND AV NE
015	548731	0180	11/18/04	\$341,700	1100	330	7	1971	4	9125	N	N	13510 NE 78TH ST
015	640070	0362	8/26/04	\$267,500	1100	0	7	1961	3	9068	N	N	12056 NE 70TH ST
015	092505	9188	8/18/03	\$265,000	1110	0	7	1966	4	10200	N	N	7528 126TH AV NE
015	022510	0079	10/27/04	\$310,000	1130	0	7	1961	4	9135	N	N	7840 122ND AV NE
015	719733	0020	7/6/04	\$325,000	1140	840	7	1978	3	7200	N	N	15309 NE 64TH CT
015	804500	0540	11/17/04	\$350,000	1140	500	7	1966	4	10284	N	N	7612 135TH PL NE
015	184210	0170	6/21/04	\$344,000	1150	800	7	1965	3	8050	N	N	14117 NE 72ND ST
015	743690	0045	12/10/04	\$310,000	1150	0	7	1957	4	10196	N	N	8350 133RD AV NE
015	951250	0760	9/27/04	\$369,950	1150	1140	7	1969	4	8500	N	N	14028 NE 73RD ST
015	856250	0410	9/17/04	\$290,000	1170	0	7	1967	4	8503	N	N	7644 139TH PL NE
015	873170	0020	3/30/04	\$295,000	1170	0	7	1955	3	10125	N	N	12634 NE 73RD ST
015	175970	0005	12/15/04	\$415,000	1180	1050	7	1978	4	9282	N	N	6919 120TH AV NE
015	184210	0070	1/20/03	\$275,000	1180	960	7	1964	4	12851	N	N	14016 NE 72ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	951250	0180	4/30/03	\$305,000	1180	700	7	1968	4	11238	N	N	14017 NE 73RD ST
015	092505	9144	2/23/04	\$376,000	1190	620	7	1963	3	16800	N	N	6908 125TH AV NE
015	565720	0080	9/23/03	\$295,000	1190	800	7	1966	4	10088	N	N	7841 133RD AV NE
015	804420	0100	7/7/04	\$260,000	1190	0	7	1983	3	2625	N	N	14107 NE 78TH CT
015	804420	0150	4/19/04	\$248,000	1190	0	7	1982	3	2625	N	N	14127 NE 78TH CT
015	856250	0950	10/1/03	\$335,000	1190	200	7	1963	4	7350	N	N	7628 138TH PL NE
015	108580	0090	9/11/03	\$400,000	1200	620	7	1971	3	6625	N	N	12319 NE 68TH PL
015	873170	0050	12/13/03	\$280,000	1200	0	7	1955	4	10125	N	N	12635 NE 73RD ST
015	123750	0600	3/26/03	\$288,650	1210	0	7	1973	3	13781	N	N	13406 NE 84TH ST
015	565720	0140	10/20/03	\$285,000	1210	0	7	1968	4	10088	N	N	7909 134TH AV NE
015	856250	0910	8/25/04	\$279,595	1210	0	7	1963	4	8164	N	N	7419 138TH PL NE
015	856260	0450	10/13/03	\$250,000	1210	0	7	1963	3	8009	N	N	13822 NE 73RD PL
015	742410	0190	12/22/03	\$258,100	1220	0	7	1968	3	8260	N	N	12840 NE 83RD ST
015	804500	0030	3/17/03	\$306,000	1220	0	7	1966	4	6962	N	N	13322 NE 74TH ST
015	804500	0280	5/28/04	\$305,000	1220	0	7	1966	4	7619	N	N	7015 134TH AV NE
015	951250	0500	10/13/04	\$379,950	1220	340	7	1969	3	12355	N	N	14309 NE 77TH ST
015	111580	0470	10/13/04	\$356,500	1230	870	7	1972	3	8667	N	N	14504 NE 65TH ST
015	565720	0070	12/10/04	\$379,500	1230	390	7	1966	4	10088	N	N	7903 133RD AV NE
015	742410	0070	12/3/03	\$265,000	1240	0	7	1968	3	7200	N	N	12853 NE 83RD ST
015	092505	9204	9/16/04	\$268,000	1250	0	7	1969	4	12508	N	N	6563 125TH AV NE
015	102505	9149	12/6/04	\$268,500	1250	0	7	1966	4	7914	N	N	13408 NE 75TH ST
015	111580	0330	8/19/03	\$330,000	1250	460	7	1972	4	8588	N	N	14522 NE 67TH CT
015	123750	0623	12/9/03	\$285,000	1250	0	7	1968	4	12351	N	N	13434 NE 83RD ST
015	108610	0300	9/19/03	\$279,000	1260	550	7	1972	4	8719	N	N	6202 120TH AV NE
015	123310	0260	7/19/04	\$285,000	1260	0	7	1920	3	9638	N	N	8209 122ND AV NE
015	642110	0590	5/5/04	\$260,000	1260	0	7	1944	4	12450	N	N	7330 151ST AV NE
015	804420	0210	8/6/04	\$255,000	1260	0	7	1983	3	2625	N	N	14120 NE 78TH CT
015	804420	0260	10/13/03	\$239,500	1260	0	7	1983	3	2625	N	N	14102 NE 78TH CT
015	856260	0320	11/16/04	\$319,000	1260	0	7	1966	4	9122	N	N	7020 139TH PL NE
015	951250	0070	4/15/04	\$342,000	1260	490	7	1967	4	8960	N	N	7533 140TH PL NE
015	124150	0044	3/29/04	\$276,500	1270	0	7	1955	4	9000	N	N	12447 NE 75TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	804420	0010	6/27/03	\$251,500	1270	0	7	1981	3	3150	N	N	7803 140TH PL NE
015	951250	0340	7/21/04	\$318,000	1270	0	7	1968	4	9180	N	N	7308 143RD AV NE
015	111580	0320	8/18/03	\$270,000	1280	0	7	1972	4	7000	N	N	6715 146TH AV NE
015	390110	0015	1/17/03	\$258,000	1290	0	7	1962	4	8580	N	N	12426 NE 73RD ST
015	951250	0580	6/9/03	\$248,080	1290	0	7	1968	4	10275	N	N	14114 NE 77TH ST
015	081800	0050	11/16/04	\$300,300	1300	0	7	1970	4	5895	N	N	6908 132ND PL NE
015	108710	0065	5/20/04	\$321,000	1300	0	7	1955	3	11220	N	N	12229 NE 67TH ST
015	123310	0632	1/15/03	\$360,000	1300	540	7	1992	3	9900	N	N	12704 NE 80TH ST
015	124150	0055	1/12/04	\$325,000	1300	0	7	1968	3	9725	N	N	12606 NE 73RD ST
015	124150	0058	5/20/04	\$282,000	1300	0	7	1959	4	7150	N	N	7312 126TH AV NE
015	184230	0150	1/15/04	\$276,000	1300	0	7	1965	4	7980	N	N	14305 NE 72ND ST
015	108610	0220	7/9/03	\$347,500	1310	1110	7	1961	4	6600	N	N	6101 120TH PL NE
015	743690	0020	9/15/04	\$264,000	1310	0	7	1958	4	8925	N	N	8401 134TH AV NE
015	856250	0030	6/19/03	\$261,000	1310	0	7	1963	4	9713	N	N	7519 137TH AV NE
015	951250	0160	6/23/04	\$284,950	1310	0	7	1968	4	10275	N	N	14011 NE 74TH ST
015	124150	0157	9/25/03	\$242,050	1320	0	7	1960	4	9000	N	N	7039 132ND AV NE
015	640070	0221	7/29/04	\$311,000	1320	0	7	1969	3	9028	N	N	12219 NE 73RD ST
015	951250	0660	8/14/03	\$325,500	1330	750	7	1968	4	8585	N	N	7603 141ST AV NE
015	951250	0720	11/24/04	\$325,950	1330	700	7	1968	4	8400	N	N	7419 141ST AV NE
015	951250	1440	12/4/03	\$319,950	1330	750	7	1968	4	9000	N	N	14106 NE 73RD ST
015	418000	0090	12/22/03	\$315,000	1340	500	7	1967	4	9590	N	N	7321 128TH AV NE
015	548731	0010	6/14/04	\$298,000	1340	0	7	1971	3	7934	N	N	7704 135TH PL NE
015	792270	0450	8/23/04	\$340,000	1340	620	7	1969	3	7900	N	N	6709 151ST AV NE
015	123750	0440	1/7/04	\$342,500	1350	0	7	1958	4	9750	N	N	8050 132ND AV NE
015	092505	9059	2/27/03	\$301,950	1360	0	7	1947	4	16440	N	N	7616 116TH AV NE
015	123310	0324	12/17/03	\$290,460	1360	0	7	1910	5	18250	N	N	8040 122ND AV NE
015	124150	0052	8/26/04	\$380,500	1360	0	7	1969	3	9780	N	N	7407 127TH AV NE
015	358523	0030	10/11/04	\$302,000	1360	0	7	1968	3	7210	N	N	7919 127TH PL NE
015	358523	0090	4/8/04	\$294,950	1360	0	7	1968	3	7268	N	N	7908 127TH PL NE
015	856285	0110	9/3/03	\$330,000	1360	470	7	1972	3	8800	N	N	6501 141ST PL NE
015	365760	0010	7/16/04	\$273,900	1370	0	7	1967	4	10508	N	N	15354 NE 63RD WY

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
015	254710	0055	12/9/03	\$312,500	1380	420	7	1963	3	8820	N	N	13032 NE 73RD ST
015	856250	0750	10/25/04	\$305,000	1380	0	7	1963	4	7511	N	N	7510 137TH AV NE
015	108770	0085	6/26/03	\$305,000	1390	0	7	1958	5	9520	N	N	12204 NE 64TH ST
015	742410	0020	5/26/04	\$302,000	1390	0	7	1968	4	6461	N	N	12813 NE 83RD ST
015	804420	0020	8/14/03	\$260,000	1390	0	7	1981	3	3150	N	N	7807 140TH PL NE
015	804420	0050	3/25/04	\$268,000	1390	0	7	1981	3	2625	N	N	7801 140TH PL NE
015	124150	0091	8/23/04	\$330,000	1400	0	7	1966	3	10125	N	N	12708 NE 72ND ST
015	184210	0050	11/5/03	\$290,000	1400	700	7	1967	4	9878	N	N	14004 NE 72ND PL
015	941350	0120	7/21/04	\$319,900	1400	0	7	1973	3	6650	N	N	6430 146TH AV NE
015	742040	0070	6/11/04	\$340,000	1410	700	7	1966	2	13800	N	N	13106 NE 80TH ST
015	108750	0030	9/3/04	\$292,500	1420	0	7	1955	3	10800	N	N	12205 NE 66TH ST
015	742100	0070	7/28/03	\$260,950	1420	0	7	1965	3	10125	N	N	7811 124TH AV NE
015	856250	0520	12/18/03	\$390,000	1420	1420	7	1968	5	7875	N	N	7424 138TH PL NE
015	102505	9151	7/8/03	\$268,000	1430	0	7	1958	4	10988	N	N	7825 134TH AV NE
015	390110	0045	3/26/03	\$252,000	1430	0	7	1959	3	8580	N	N	12433 NE 73RD ST
015	421520	0040	8/17/04	\$335,000	1430	0	7	1969	4	10865	N	N	7536 124TH PL NE
015	078500	0040	8/12/04	\$299,950	1440	0	7	1961	4	8465	N	N	12009 NE 83RD ST
015	254720	0040	2/10/04	\$250,000	1440	0	7	1967	3	9963	N	N	12809 NE 75TH ST
015	390050	0090	12/29/04	\$277,500	1440	0	7	1963	4	10523	N	N	7520 124TH AV NE
015	856260	0150	5/12/04	\$328,000	1440	0	7	1964	4	7875	N	N	13723 NE 73RD PL
015	620290	0120	6/26/03	\$345,000	1450	1200	7	1962	4	8960	N	N	12023 NE 65TH ST
015	640070	0040	10/29/04	\$310,000	1460	0	7	1967	3	12423	N	N	12047 NE 75TH ST
015	951250	0050	7/10/04	\$274,500	1460	0	7	1967	3	8960	N	N	7617 140TH PL NE
015	092505	9210	6/29/04	\$344,990	1470	0	7	1972	3	12100	N	N	12421 NE 65TH PL
015	795504	0070	7/7/03	\$285,000	1480	0	7	1972	3	8185	N	N	14709 NE 66TH ST
015	804500	0460	7/14/04	\$316,900	1490	0	7	1966	3	10284	N	N	7509 135TH PL NE
015	124150	0027	7/30/04	\$445,000	1500	1430	7	1979	3	15158	N	N	12430 NE 70TH CT
015	792275	0130	6/7/04	\$394,000	1500	1300	7	1969	4	9800	N	N	12019 NE 67TH ST
015	873170	0010	9/23/03	\$325,000	1500	0	7	1956	4	10125	N	N	12648 NE 73RD ST
015	792271	0320	10/8/04	\$346,000	1520	0	7	1975	4	9605	N	N	6811 149TH AV NE
015	108790	0125	12/11/03	\$355,000	1530	0	7	1961	3	12600	N	N	12224 NE 61ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
015	081800	0110	4/11/03	\$300,000	1560	0	7	1969	4	6500	N	N	6904 133RD CT NE
015	102505	9147	12/8/03	\$319,800	1560	0	7	1966	4	7300	N	N	13416 NE 75TH ST
015	951250	0520	1/29/03	\$275,950	1560	0	7	1969	4	10659	N	N	14322 NE 77TH ST
015	951250	0540	9/16/03	\$265,000	1560	0	7	1969	4	9170	N	N	14310 NE 77TH ST
015	951250	0850	8/3/04	\$315,000	1560	0	7	1967	4	8400	N	N	7516 140TH PL NE
015	092505	9265	10/21/03	\$350,000	1570	710	7	1969	3	10178	N	N	7506 130TH AV NE
015	123750	0780	3/30/04	\$358,000	1580	0	7	1959	3	14250	N	N	8336 132ND AV NE
015	108750	0065	2/23/04	\$308,000	1590	0	7	1955	4	11600	N	N	6602 123RD AV NE
015	184220	0030	7/10/03	\$297,500	1590	0	7	1964	4	15000	N	N	14016 NE 71ST PL
015	184220	0050	4/15/03	\$272,341	1590	0	7	1964	3	12531	N	N	14007 NE 71ST PL
015	184220	0100	1/16/03	\$316,000	1590	0	7	1964	4	10264	N	N	14113 NE 71ST PL
015	856250	0070	12/4/03	\$335,000	1590	0	7	1963	4	8976	N	N	13728 NE 76TH PL
015	184210	0080	8/18/03	\$364,000	1620	1130	7	1964	5	9246	N	N	14104 NE 72ND ST
015	856270	0030	8/4/04	\$410,000	1620	1060	7	1967	3	10409	N	N	7209 137TH AV NE
015	123310	0455	9/22/04	\$310,000	1650	0	7	1950	3	35000	N	N	8034 124TH AV NE
015	856250	1000	7/24/03	\$247,000	1660	0	7	1962	4	8314	N	N	7718 138TH PL NE
015	184230	0020	11/10/03	\$272,000	1670	0	7	1967	4	7840	N	N	14222 NE 72ND ST
015	389710	0080	7/27/04	\$283,000	1670	0	7	1973	3	8800	N	N	7406 116TH AV NE
015	108790	0135	8/21/03	\$307,000	1680	0	7	1958	3	14400	N	N	12206 NE 61ST ST
015	804500	0150	2/25/04	\$325,000	1700	0	7	1966	3	10150	N	N	13311 NE 73RD ST
015	804500	0340	10/22/04	\$350,000	1700	0	7	1966	3	7210	N	N	7106 134TH AV NE
015	092505	9198	9/9/04	\$358,000	1770	0	7	1967	4	7200	N	N	6417 125TH AV NE
015	092505	9198	6/24/03	\$337,500	1770	0	7	1967	4	7200	N	N	6417 125TH AV NE
015	951250	0010	5/19/03	\$245,000	1770	0	7	1968	4	4586	N	N	14003 NE 77TH ST
015	092505	9115	11/19/04	\$397,000	1780	0	7	1953	5	9545	N	N	7511 126TH AV NE
015	792271	0480	1/22/03	\$365,000	1780	880	7	1969	5	12950	N	N	14808 NE 66TH ST
015	126240	0150	11/20/03	\$329,000	1800	0	7	1964	3	11427	N	N	7020 127TH AV NE
015	640070	0098	4/2/04	\$330,000	1800	0	7	1977	3	9102	N	N	7304 120TH AV NE
015	108770	0075	9/3/03	\$326,950	1810	0	7	1956	3	9520	N	N	12218 NE 64TH ST
015	254721	0010	4/8/03	\$340,000	1820	0	7	1973	3	10737	N	N	12932 NE 72ND ST
015	184210	0020	5/13/04	\$350,000	1870	620	7	1964	4	9490	N	N	14011 NE 72ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
015	184220	0070	5/25/04	\$330,000	1890	0	7	1964	4	6375	N	N	14012 NE 71ST PL	
015	856250	0530	5/10/04	\$340,000	1940	0	7	1963	4	7585	N	N	7416 138TH PL NE	
015	108610	0210	6/10/04	\$325,000	1980	0	7	1961	4	6325	N	N	6109 120TH AV NE	
015	640070	0071	10/29/03	\$375,000	1990	0	7	1993	3	7244	N	N	7310 121ST LN NE	
015	092505	9132	6/29/04	\$346,500	2080	0	7	1985	3	10440	N	N	7561 126TH AV NE	
015	804500	0500	11/17/04	\$424,990	2090	0	7	1966	4	10286	N	N	7615 135TH PL NE	
015	620290	0020	12/7/04	\$342,000	2130	0	7	1963	3	8960	N	N	12118 NE 65TH ST	
015	742100	0030	10/15/03	\$379,000	2250	0	7	2001	3	7307	N	N	7835 124TH AV NE	
015	804500	0170	6/11/03	\$357,000	2470	0	7	1966	4	7789	N	N	13323 NE 73RD ST	
015	856270	0460	5/6/04	\$293,000	1070	850	8	1965	4	7001	N	N	13722 NE 70TH PL	
015	792270	0460	5/19/04	\$364,103	1130	790	8	1975	4	8585	N	N	6719 151ST AV NE	
015	056900	0160	3/6/04	\$280,000	1140	0	8	1970	3	4950	N	N	14012 NE 62ND ST	
015	795504	0090	11/24/04	\$327,500	1140	560	8	1972	3	9280	N	N	14714 NE 65TH ST	
015	804450	0050	3/5/04	\$315,000	1150	530	8	1977	3	8993	N	N	6811 140TH PL NE	
015	743640	0080	9/22/03	\$395,000	1160	600	8	1974	3	9830	N	N	7717 131ST AV NE	
015	792270	0320	5/22/03	\$271,000	1180	500	8	1969	3	14145	N	N	15035 NE 68TH ST	
015	856270	0010	6/2/03	\$305,000	1200	710	8	1969	4	10550	N	N	7223 137TH AV NE	
015	111581	0040	5/19/04	\$335,000	1210	450	8	1975	3	9340	N	N	6543 140TH PL NE	
015	934890	0195	3/20/03	\$270,000	1220	1060	8	1969	3	13140	N	N	6413 116TH AV NE	
015	743640	0030	7/28/04	\$361,200	1230	530	8	1974	3	7476	N	N	7622 130TH AV NE	
015	743640	0040	10/31/03	\$321,000	1230	720	8	1973	4	7378	N	N	13005 NE 78TH ST	
015	804450	0070	6/18/03	\$327,000	1230	810	8	1977	3	8772	N	N	6804 140TH PL NE	
015	124150	0026	2/11/03	\$334,950	1250	940	8	1979	3	15139	N	N	12424 NE 70TH CT	
015	720243	0120	11/24/03	\$430,000	1250	1200	8	1970	3	9024	N	N	15333 NE 66TH CT	
015	620300	0120	10/8/03	\$320,000	1260	0	8	1967	3	9566	N	N	12027 NE 64TH ST	
015	941351	0070	1/16/03	\$354,990	1290	430	8	1979	3	9737	N	N	6321 144TH AV NE	
015	108800	0050	10/7/03	\$346,000	1300	670	8	1973	3	8174	N	N	12020 NE 68TH PL	
015	792272	0170	1/20/03	\$323,000	1300	1000	8	1977	3	8360	N	N	6321 152ND AV NE	
015	068653	0120	9/3/03	\$360,000	1340	1240	8	1975	4	8800	N	N	14212 NE 66TH ST	
015	184231	0070	6/17/04	\$382,500	1340	650	8	1974	4	8400	N	N	14119 NE 71ST ST	
015	719735	0030	9/29/03	\$271,000	1340	0	8	1977	4	10605	N	N	15305 NE 62ND CT	

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	108800	0180	10/22/03	\$364,950	1360	810	8	1972	3	8400	N	N	12117 NE 68TH PL
015	056900	0170	5/19/03	\$319,000	1400	1230	8	1970	3	9690	N	N	14006 NE 62ND ST
015	741970	0010	7/19/04	\$395,000	1400	1140	8	1963	3	17788	N	N	7502 132ND AV NE
015	812345	0370	3/20/03	\$287,000	1410	0	8	1978	3	7446	N	N	6136 149TH CT NE
015	056900	0050	6/18/03	\$325,000	1430	800	8	1969	4	8624	N	N	14101 NE 62ND ST
015	792271	0430	9/11/03	\$349,500	1430	750	8	1973	3	12900	N	N	14811 NE 67TH ST
015	812345	0400	4/5/04	\$358,000	1430	700	8	1978	3	8742	N	N	6109 149TH CT NE
015	856270	0530	11/16/04	\$260,000	1430	0	8	1964	4	8241	N	N	13715 NE 71ST PL
015	941350	0020	9/15/03	\$310,000	1450	830	8	1969	4	8400	N	N	14720 NE 64TH ST
015	108801	0220	5/27/04	\$410,000	1460	800	8	1973	3	5250	N	N	6703 119TH AV NE
015	111580	0590	7/29/03	\$302,250	1460	0	8	1972	4	8450	N	N	6714 144TH AV NE
015	111580	0600	5/28/03	\$280,000	1460	0	8	1972	3	9620	N	N	6720 144TH AV NE
015	184231	0120	8/18/04	\$365,000	1460	690	8	1974	4	8000	N	N	7008 141ST PL NE
015	792271	0790	5/27/03	\$373,900	1460	610	8	1974	3	7700	N	N	6307 151ST AV NE
015	812345	0150	6/25/03	\$325,000	1460	690	8	1978	3	7700	N	N	6059 150TH CT NE
015	743650	0360	11/5/04	\$332,500	1480	0	8	1974	3	7040	N	N	7517 128TH PL NE
015	056900	0030	2/17/04	\$308,370	1490	0	8	1972	3	8550	N	N	14015 NE 62ND ST
015	620265	0160	4/17/03	\$277,950	1490	0	8	1987	3	6497	N	N	13207 NE 69TH WY
015	667270	0070	5/6/04	\$300,000	1490	770	8	1978	3	8161	N	N	14730 NE 61ST CT
015	792266	0160	9/13/04	\$425,500	1500	510	8	1987	3	7408	N	N	12935 NE 71ST ST
015	792270	0330	5/26/04	\$439,950	1500	1400	8	1973	3	12810	N	N	6720 151ST AV NE
015	068653	0010	4/20/04	\$354,000	1510	0	8	1976	3	10450	N	N	6715 143RD AV NE
015	941350	0290	2/10/03	\$276,600	1510	0	8	1972	4	7350	N	N	14621 NE 64TH ST
015	056900	0120	9/9/03	\$349,950	1530	550	8	1972	3	9360	N	N	14104 NE 62ND ST
015	856270	0210	8/4/04	\$338,000	1530	0	8	1965	3	7789	N	N	13824 NE 70TH PL
015	289600	0410	12/15/03	\$340,000	1540	360	8	1975	4	10000	N	N	14705 NE 76TH ST
015	108801	0080	1/30/03	\$314,000	1550	560	8	1973	3	7176	N	N	11712 NE 67TH PL
015	108801	0130	3/20/03	\$330,000	1550	560	8	1973	3	7360	N	N	11715 NE 67TH PL
015	108801	0160	5/18/04	\$383,950	1550	560	8	1973	3	6050	N	N	6704 118TH PL NE
015	795504	0080	11/23/04	\$372,500	1550	780	8	1972	3	8000	N	N	14715 NE 66TH ST
015	056900	0060	5/9/03	\$277,000	1560	0	8	1972	4	8624	N	N	14107 NE 62ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	289600	0090	8/30/04	\$409,950	1560	870	8	1975	4	7600	N	N	14403 NE 76TH ST
015	126240	0080	10/15/04	\$369,000	1570	0	8	1967	4	16298	N	N	7006 126TH AV NE
015	126240	0080	10/13/03	\$307,000	1570	0	8	1967	4	16298	N	N	7006 126TH AV NE
015	856270	0440	7/9/04	\$325,000	1570	1430	8	1965	4	7420	N	N	7020 137TH AV NE
015	856285	0030	9/15/04	\$430,000	1600	820	8	1972	4	8424	N	N	6621 141ST PL NE
015	795504	0150	1/8/03	\$276,000	1610	0	8	1972	3	8421	N	N	14719 NE 65TH ST
015	792272	0360	6/23/03	\$370,000	1620	390	8	1975	4	8800	N	N	6606 152ND AV NE
015	792275	0040	6/21/04	\$361,001	1620	0	8	1968	3	9800	N	N	12026 NE 67TH ST
015	092505	9247	5/10/03	\$326,250	1630	0	8	1990	3	7201	N	N	13130 NE 74TH ST
015	792272	0150	5/27/04	\$406,000	1630	900	8	1977	3	8360	N	N	6401 152ND AV NE
015	111581	0010	10/17/03	\$485,000	1650	1040	8	1983	3	28050	N	N	6625 140TH PL NE
015	812345	0250	7/12/04	\$342,000	1650	770	8	1978	3	7560	N	N	6024 150TH CT NE
015	108801	0190	6/10/04	\$399,000	1660	1250	8	1973	3	8250	N	N	11815 NE 68TH PL
015	108801	0190	7/24/03	\$370,000	1660	1250	8	1973	3	8250	N	N	11815 NE 68TH PL
015	389710	0275	4/22/03	\$345,000	1660	0	8	1978	3	9900	N	N	11704 NE 73RD ST
015	092505	9251	3/25/04	\$388,000	1670	0	8	1990	3	7222	N	N	7420 131ST PL NE
015	108801	0250	1/2/04	\$419,000	1670	510	8	1973	4	6825	N	N	11911 NE 67TH PL
015	620265	0200	10/22/03	\$348,900	1670	0	8	1987	3	6800	N	N	13333 NE 69TH WY
015	812345	0270	8/4/03	\$340,000	1670	780	8	1977	3	8320	N	N	6040 150TH CT NE
015	254720	0170	3/9/04	\$353,000	1690	0	8	1967	3	10083	N	N	13003 NE 74TH ST
015	792271	0380	4/21/03	\$293,950	1720	0	8	1975	3	5170	N	N	6715 149TH AV NE
015	289600	0290	7/27/04	\$326,900	1730	0	8	1975	3	9900	N	N	7507 146TH AV NE
015	289600	0290	4/10/03	\$292,000	1730	0	8	1975	3	9900	N	N	7507 146TH AV NE
015	620265	0120	9/20/03	\$344,800	1740	0	8	1986	3	6094	N	N	13326 NE 69TH WY
015	386470	0040	3/16/03	\$359,900	1750	0	8	1989	3	8997	N	N	13021 NE 70TH DR
015	092505	9234	8/28/03	\$375,000	1760	0	8	1979	3	14026	N	N	7908 125TH LN NE
015	620265	0070	10/14/04	\$363,000	1760	0	8	1984	3	7202	N	N	13420 NE 69TH WY
015	792271	0740	6/25/03	\$300,000	1780	0	8	1976	3	10450	N	N	6324 150TH AV NE
015	792271	0600	7/19/04	\$430,000	1800	1160	8	1972	3	8625	N	N	14811 NE 64TH ST
015	092505	9254	6/22/04	\$499,000	1810	0	8	1990	3	7232	N	N	7405 131ST PL NE
015	184231	0080	8/17/04	\$420,000	1810	510	8	1974	5	7800	N	N	7011 141ST PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	386470	0070	8/13/04	\$392,500	1810	0	8	1987	3	7274	N	N	13002 NE 70TH DR
015	642110	0491	5/12/03	\$317,500	1810	0	8	1995	3	7573	N	N	7005 150TH AV NE
015	068653	0070	4/15/03	\$330,000	1840	0	8	1973	3	8400	N	N	14217 NE 67TH CT
015	254721	0160	1/5/04	\$395,000	1850	470	8	1974	3	10971	N	N	13011 NE 71ST CT
015	293540	0140	11/28/03	\$308,000	1850	0	8	1980	3	8400	N	N	6718 147TH CT NE
015	389510	0155	9/10/03	\$380,000	1870	0	8	1959	3	22281	N	N	13840 NE 80TH ST
015	254710	0025	11/11/03	\$311,000	1880	0	8	1971	3	11353	N	N	12838 NE 73RD ST
015	092505	9257	4/16/03	\$400,000	1900	0	8	1990	3	7399	N	N	13125 NE 74TH ST
015	388910	0017	1/26/04	\$310,000	1920	0	8	1955	4	19600	N	N	12045 NE 70TH ST
015	424900	0030	12/29/03	\$467,000	1930	0	8	1988	3	7526	N	N	15228 NE 73RD ST
015	124150	0162	5/22/03	\$372,500	1940	0	8	1995	3	7200	N	N	13124 NE 70TH DR
015	123310	0645	7/30/03	\$350,000	1950	750	8	1958	4	9584	N	N	8107 128TH AV NE
015	421520	0020	8/5/03	\$337,325	1960	0	8	1967	3	12219	N	N	7522 124TH PL NE
015	289600	0540	8/11/03	\$365,000	1980	0	8	1974	4	8605	N	N	7707 147TH AV NE
015	792270	0160	9/3/04	\$375,000	1980	0	8	1971	4	11875	N	N	15220 NE 68TH ST
015	792270	0230	3/22/04	\$359,950	1980	0	8	1975	4	8000	N	N	6910 152ND AV NE
015	092505	9256	12/10/04	\$459,000	2000	0	8	1990	3	7665	N	N	13129 NE 74TH ST
015	092505	9255	10/8/03	\$379,000	2010	0	8	1990	3	7565	N	N	13133 NE 74TH ST
015	289600	0170	10/6/04	\$403,000	2010	0	8	1975	4	13454	N	N	7516 145TH AV NE
015	289600	0250	6/8/04	\$396,000	2030	0	8	1975	4	10400	N	N	7531 146TH AV NE
015	620265	0150	12/13/04	\$389,900	2030	0	8	1986	3	8803	N	N	13213 NE 69TH WY
015	792270	0570	4/13/04	\$399,500	2040	800	8	1968	3	7931	N	N	6907 150TH AV NE
015	389510	0117	3/8/04	\$336,000	2050	0	8	1995	3	9109	N	N	13837 NE REDMOND WY
015	184231	0150	10/22/03	\$345,000	2090	0	8	1974	4	8800	N	N	7005 142ND PL NE
015	082505	9343	12/17/04	\$410,000	2120	0	8	2000	3	10187	N	N	6125 116TH AV NE
015	082505	9343	5/29/03	\$380,000	2120	0	8	2000	3	10187	N	N	6125 116TH AV NE
015	111581	0100	3/6/03	\$366,500	2120	0	8	1975	4	10221	N	N	6512 140TH PL NE
015	640070	0160	12/8/04	\$500,000	2120	0	8	1976	4	39739	N	N	7325 124TH AV NE
015	418000	0060	5/15/03	\$449,750	2160	0	8	2003	3	9664	N	N	7430 127TH AV NE
015	102505	9063	11/24/04	\$502,500	2190	0	8	1982	3	14080	N	N	6402 140TH AV NE
015	112505	9128	1/13/04	\$400,000	2300	0	8	1987	4	8617	N	N	15316 NE 70TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
015	112505	9128	3/20/03	\$358,000	2300	0	8	1987	4	8617	N	N	15316 NE 70TH ST
015	123690	0089	5/21/04	\$461,500	2310	0	8	1989	3	7542	N	N	12908 NE 77TH CT
015	804470	0110	6/5/03	\$442,500	2320	0	8	1982	3	9617	N	N	14128 NE 63RD CT
015	082505	9338	7/6/04	\$414,000	2330	0	8	2001	3	8987	N	N	6019 116TH AV NE
015	082505	9344	4/23/03	\$354,000	2330	0	8	2000	3	8913	N	N	6205 116TH AV NE
015	792266	0100	4/26/04	\$360,000	2330	0	8	1983	3	7262	N	N	12905 NE 71ST ST
015	804470	0050	8/5/04	\$433,500	2360	0	8	1982	3	7647	N	N	14033 NE 63RD CT
015	941351	0110	4/6/04	\$380,000	2360	0	8	1979	3	9660	N	N	6209 144TH AV NE
015	941351	0280	4/13/04	\$360,000	2360	0	8	1979	3	9600	N	N	6119 145TH AV NE
015	289600	0460	3/4/03	\$367,000	2400	0	8	1975	4	8348	N	N	7614 146TH AV NE
015	344460	0020	8/30/04	\$520,000	2400	0	8	1985	3	8856	N	N	13016 NE 71ST ST
015	389710	0860	10/23/03	\$375,000	2400	420	8	1963	3	9350	N	N	11805 NE 75TH ST
015	804470	0150	3/31/04	\$436,000	2400	0	8	1981	3	10973	N	N	14028 NE 63RD CT
015	640070	0310	9/26/03	\$393,000	2410	0	8	1989	4	7200	N	N	7230 120TH AV NE
015	640070	0051	5/10/04	\$551,000	2480	0	8	2003	3	7380	N	N	12131 NE 75TH ST
015	365760	0070	3/30/04	\$499,950	2500	0	8	1995	3	8717	N	N	15306 NE 63RD WY
015	123310	0620	4/15/04	\$396,940	2520	0	8	1908	5	9221	N	N	8016 126TH AV NE
015	092505	9248	5/21/04	\$470,000	2530	0	8	1990	4	7240	N	N	13120 NE 74TH ST
015	344460	0040	4/4/03	\$404,000	2560	0	8	1985	3	7200	N	N	13025 NE 71ST ST
015	389710	0250	10/19/04	\$495,400	2620	0	8	1982	4	9900	N	N	11618 NE 73RD ST
015	108801	0350	4/23/04	\$359,950	2650	0	8	1973	3	9045	N	N	6908 119TH AV NE
015	388910	0022	4/11/03	\$499,950	2650	0	8	2003	3	8449	N	N	6914 120TH AV NE
015	082505	9339	7/21/03	\$399,000	2700	0	8	2001	3	10236	N	N	6025 116TH AV NE
015	082505	9342	7/22/03	\$338,000	2700	0	8	2001	3	10199	N	N	6117 116TH AV NE
015	108802	0080	6/23/04	\$400,000	2770	0	8	1974	4	7630	N	N	6901 119TH AV NE
015	667270	0060	10/13/03	\$359,950	2770	0	8	1978	3	8604	N	N	14722 NE 61ST CT
015	286910	0070	4/3/03	\$460,000	2840	0	8	1986	3	11821	N	N	6918 142ND CT NE
015	792275	0060	3/10/04	\$432,500	3220	0	8	1968	3	11200	N	N	12014 NE 67TH ST
015	792270	0260	5/12/03	\$380,000	3240	0	8	1972	3	8000	N	N	6911 152ND AV NE
015	792271	0230	10/16/03	\$424,500	3410	0	8	1974	3	10675	N	N	6718 149TH AV NE
015	943530	0112	9/8/04	\$378,000	1280	1100	9	2004	3	6225	N	N	6218 154TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
015	773230	0040	12/10/04	\$425,000	1680	0	9	1984	3	8104	N	N	14021 NE 61ST ST	
015	124150	0141	11/17/03	\$367,000	1780	0	9	1998	3	3611	N	N	13103 NE 70TH DR	
015	112505	9088	5/30/03	\$399,000	1810	820	9	1990	3	9794	N	N	15318 NE 70TH ST	
015	773230	0200	3/22/04	\$413,000	1820	0	9	1985	3	8762	N	N	6034 142ND CT NE	
015	773240	0440	9/4/03	\$390,000	1860	0	9	1986	3	7504	N	N	14431 NE 61ST ST	
015	620265	0020	3/3/03	\$339,950	1880	0	9	1987	3	8561	N	N	13514 NE OLD REDMOND RD	
015	409910	0100	9/30/04	\$429,300	1900	0	9	1996	3	3372	N	N	6819 117TH AV NE	
015	409910	0230	11/20/03	\$385,000	1900	0	9	1996	3	4662	N	N	6910 117TH DR NE	
015	102505	9163	10/17/03	\$625,000	1960	900	9	1954	3	39632	N	N	6015 148TH AV NE	
015	773240	0340	4/11/03	\$402,000	2020	0	9	1986	3	7941	N	N	14715 NE 61ST ST	
015	773240	0060	11/12/03	\$428,000	2060	0	9	1986	3	9504	N	N	6119 145TH CT NE	
015	385010	0010	3/6/03	\$615,000	2070	750	9	2003	3	4337	N	N	7011 117TH PL NE	
015	385010	0020	6/2/03	\$620,000	2070	750	9	2003	3	3600	N	N	7021 117TH PL NE	
015	385010	0030	2/24/04	\$630,000	2070	750	9	2003	3	3600	N	N	7025 117TH PL NE	
015	385010	0050	4/12/04	\$625,000	2070	750	9	2003	3	3600	N	N	7071 117TH PL NE	
015	773230	0540	4/30/04	\$455,000	2130	0	9	1984	3	7211	N	N	14026 NE 61ST ST	
015	092505	9195	7/1/04	\$484,000	2150	0	9	1999	3	5227	N	N	7850 123RD AV NE	
015	642100	0220	5/27/04	\$470,000	2160	0	9	1989	3	7727	N	N	14916 NE 73RD CT	
015	642110	0342	8/11/03	\$488,000	2160	0	9	1989	3	9888	N	N	14867 NE 75TH ST	
015	773240	0360	11/30/04	\$510,000	2160	0	9	1986	3	7525	N	N	14703 NE 61ST ST	
015	773230	0460	9/21/04	\$493,000	2260	0	9	1984	3	7163	N	N	6112 141ST CT NE	
015	620265	0010	8/28/03	\$370,500	2300	0	9	1987	3	11254	N	N	13522 NE OLD REDMOND RD	
015	773230	0120	8/24/04	\$495,000	2320	0	9	1986	3	9154	N	N	14125 NE 61ST ST	
015	642110	0340	9/11/03	\$465,000	2360	0	9	1989	3	10554	N	N	14875 NE 75TH ST	
015	773240	0160	7/2/04	\$518,000	2360	0	9	1986	3	10864	N	N	14614 NE 61ST ST	
015	124150	0173	6/16/04	\$525,000	2450	0	9	1992	3	7244	N	N	13105 NE 72ND LN	
015	365760	0050	10/5/04	\$475,693	2450	0	9	1994	3	7878	N	N	15322 NE 63RD WY	
015	773240	0450	8/26/03	\$529,000	2450	0	9	1986	3	7917	N	N	14425 NE 61ST ST	
015	424900	0340	5/21/03	\$477,000	2480	860	9	1988	3	8151	N	N	15210 NE 72ND ST	
015	773230	0190	5/12/04	\$484,950	2480	0	9	1986	3	7912	N	N	6026 142ND CT NE	
015	124150	0152	6/3/04	\$519,800	2520	0	9	2003	3	6844	N	N	13125 NE 70TH DR	

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
015	642100	0240	7/30/04	\$491,000	2530	0	9	1988	3	10276	N	N	14928 NE 73RD CT
015	642100	0180	8/13/04	\$525,000	2560	0	9	1988	3	10315	N	N	14925 NE 74TH CT
015	773240	0320	3/23/04	\$528,000	2560	0	9	1986	3	9559	N	N	6106 147TH PL NE
015	642100	0300	10/21/03	\$470,000	2570	0	9	1989	3	7956	N	N	14917 NE 73RD CT
015	385010	0140	12/11/03	\$670,000	2600	560	9	2003	3	3798	N	N	7022 117TH PL NE
015	385010	0140	6/5/03	\$575,000	2600	560	9	2003	3	3798	N	N	7022 117TH PL NE
015	424900	0320	5/18/04	\$465,000	2600	0	9	1988	3	7752	N	N	15215 NE 72ND ST
015	124150	0153	5/7/04	\$538,562	2610	0	9	2004	3	6916	N	N	13119 NE 70TH DR
015	124150	0168	2/25/04	\$564,800	2610	0	9	2004	3	6892	N	N	13028 NE 70TH DR
015	124150	0180	7/18/03	\$552,405	2610	0	9	2003	3	7280	N	N	13103 NE 71ST ST
015	124150	0181	9/17/03	\$554,950	2610	0	9	2003	3	7284	N	N	7109 132ND AV NE
015	388910	0011	5/28/03	\$509,000	2620	0	9	2002	3	8505	N	N	12251 NE 70TH ST
015	679210	0040	1/3/03	\$450,000	2620	0	9	1990	3	20810	N	N	7724 149TH AV NE
015	642100	0030	5/19/03	\$459,900	2630	0	9	1989	3	8679	N	N	14910 NE 76TH CT
015	720243	0030	12/11/03	\$484,900	2640	0	9	1996	3	9003	N	N	15344 NE 66TH CT
015	388910	0029	9/26/03	\$599,200	2670	0	9	2003	3	10481	N	N	6902 123RD AV NE
015	388910	0032	12/15/03	\$580,000	2670	0	9	2003	3	8447	N	N	6906 120TH AV NE
015	424900	0210	3/4/03	\$442,000	2670	0	9	1988	3	12602	N	N	15203 NE 71ST CT
015	092505	9296	12/10/03	\$626,860	2710	0	9	2003	3	6527	N	N	12518 NE 65TH ST
015	385010	0130	9/4/03	\$591,000	2720	230	9	2003	3	3834	N	N	7023 118TH PL NE
015	385010	0150	10/9/03	\$590,000	2720	230	9	2003	3	4406	N	N	7019 118TH PL NE
015	388910	0026	1/14/03	\$512,000	2720	0	9	2002	3	8534	N	N	6917 123RD AV NE
015	124150	0165	12/15/03	\$535,800	2740	0	9	2003	3	6844	N	N	13104 NE 70TH DR
015	424900	0370	5/14/03	\$468,000	2740	0	9	1988	3	7522	N	N	15234 NE 72ND ST
015	124150	0154	1/26/04	\$552,800	2750	0	9	2003	3	6865	N	N	13108 NE 70TH DR
015	124150	0159	11/25/03	\$545,800	2750	0	9	2003	3	6992	N	N	13115 NE 70TH DR
015	418000	0050	4/24/03	\$461,500	2770	0	9	2003	3	9375	N	N	7412 127TH AV NE
015	123310	0652	5/18/04	\$559,000	2780	0	9	2004	3	6882	N	N	12724 NE 81ST PL
015	773240	0150	4/11/03	\$541,000	2780	0	9	1986	3	10021	N	N	14508 NE 61ST ST
015	092505	9305	7/23/03	\$699,950	2790	1150	9	2003	3	9240	N	N	6704 125TH AV NE
015	042505	9064	7/23/03	\$465,000	2800	0	9	1998	3	8092	N	N	8205 131ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	124150	0175	6/30/03	\$578,397	2810	0	9	2003	3	7284	N	N	13120 NE 70TH PL
015	773240	0220	10/3/03	\$570,000	2810	0	9	1986	3	9429	N	N	6118 147TH CT NE
015	123310	0648	5/12/04	\$564,000	2820	0	9	2003	3	7330	N	N	12715 NE 81ST PL
015	124150	0178	3/29/04	\$525,000	2830	0	9	2003	3	7280	N	N	13125 NE 71ST LN
015	124150	0182	11/24/03	\$539,950	2830	0	9	2003	3	7281	N	N	13128 NE 71ST LN
015	123310	0649	5/18/04	\$573,000	2840	0	9	2004	3	6953	N	N	12716 NE 81ST PL
015	123310	0651	5/7/04	\$571,000	2840	0	9	2004	3	7267	N	N	12703 NE 81ST PL
015	123310	0650	10/17/03	\$565,000	2860	0	9	2003	3	7287	N	N	12708 NE 81ST PL
015	123310	0653	2/28/04	\$569,000	2860	0	9	2003	3	6882	N	N	12714 NE 81ST PL
015	124150	0179	6/9/03	\$587,518	2860	0	9	2003	3	7281	N	N	13117 NE 71ST LN
015	092505	9297	10/1/03	\$649,500	2890	0	9	2003	3	7200	N	N	6504 125TH AV NE
015	092505	9300	2/24/03	\$525,022	2900	0	9	2003	3	6644	N	N	7527 125TH PL NE
015	124150	0064	9/22/03	\$572,000	2950	0	9	2003	3	7202	N	N	7321 126TH AV NE
015	773240	0370	9/16/03	\$528,000	2970	0	9	1986	3	8855	N	N	14613 NE 61ST ST
015	092505	9295	4/17/03	\$640,000	2980	0	9	2002	3	7401	N	N	12522 NE 65TH ST
015	773230	0080	6/22/04	\$569,900	3000	0	9	1984	4	10773	N	N	14103 NE 61ST ST
015	123310	0646	4/7/04	\$625,510	3010	0	9	2004	3	8478	N	N	12727 NE 81ST PL
015	123310	0647	9/22/03	\$570,000	3010	0	9	2003	3	8131	N	N	12721 NE 81ST PL
015	388910	0027	2/11/03	\$559,000	3030	0	9	2003	3	8507	N	N	6909 123RD AV NE
015	388910	0028	5/27/03	\$585,150	3030	0	9	2003	3	9678	N	N	6901 123RD AV NE
015	092505	9306	8/3/04	\$599,950	3160	0	9	2004	3	8200	N	N	6415 125TH AV NE
015	123310	0656	2/5/03	\$465,000	3180	0	9	1991	3	24115	N	N	8127 128TH AV NE
015	124150	0049	7/7/04	\$649,500	3280	0	9	2004	3	8754	N	N	7334 126TH AV NE
015	124150	0060	6/18/03	\$579,950	3280	0	9	2003	3	7426	N	N	7327 126TH AV NE
015	773240	0310	11/19/04	\$555,500	3300	0	9	1986	3	8455	N	N	6112 147TH PL NE
015	124150	0054	7/19/04	\$688,000	3310	0	9	2004	3	8754	N	N	7316 126TH AV NE
015	389710	0730	6/28/04	\$639,900	3310	0	9	2003	3	8061	N	N	11815 NE 74TH ST
015	389710	0735	2/24/04	\$679,900	3310	0	9	2003	3	8061	N	N	11821 NE 74TH ST
015	389710	0740	10/27/03	\$677,000	3360	0	9	2003	3	8061	N	N	11825 NE 74TH ST
015	092505	9105	9/16/04	\$849,000	3490	1200	9	2004	3	9242	N	N	6708 125TH AV NE
015	123310	0517	4/8/03	\$535,000	2730	0	10	2001	3	7200	N	N	8211 125TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 93**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
015	092505	9303	10/21/04	\$650,000	2890	0	10	2004	3	8000	N	N	6421 125TH AV NE
015	092505	9304	3/31/04	\$710,000	3080	0	10	2004	3	8342	N	N	6423 125TH AV NE
015	286920	0150	7/2/03	\$510,000	3160	0	10	2000	3	4676	N	N	7228 148TH PL NE
015	286920	0090	1/9/03	\$556,333	3200	0	10	2002	3	4549	N	N	14836 NE 73RD WY
015	286920	0060	11/3/03	\$610,000	3290	0	10	2000	3	5999	N	N	7231 148TH PL NE
015	642110	0049	8/6/03	\$570,000	3430	0	10	2003	3	15246	N	N	7657 152ND AV NE
015	286920	0040	2/21/03	\$630,000	3490	0	10	2002	3	5320	N	N	14811 NE 72ND WY

***Improved Sales removed from this Annual Update Analysis***  
**Area 93**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	018600	0050	7/9/03	\$221,000	DIAGNOSTIC OUTLIER
007	032505	9093	6/11/03	\$318,000	DIAGNOSTIC OUTLIER
007	032505	9167	11/12/03	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	123310	0812	8/31/04	\$300,000	DIAGNOSTIC OUTLIER
007	123850	0386	3/29/04	\$240,000	DIAGNOSTIC OUTLIER
007	123850	0387	4/30/04	\$364,000	RELOCATION - SALE TO SERVICE
007	123850	0435	10/2/03	\$350,000	DIAGNOSTIC OUTLIER
007	123850	0443	5/21/03	\$426,050	BUILDER OR DEVELOPER SALES
007	123850	0445	10/11/04	\$281,800	UnFinArea
007	123850	0460	9/24/04	\$523,000	%Compl ActivePermitBeforeSale>25K
007	123850	0940	10/8/04	\$204,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR PrevImp<=10K
007	123850	0955	12/31/04	\$385,000	DIAGNOSTIC OUTLIER
007	123850	0955	5/28/04	\$152,000	QUIT CLAIM DEED
007	124670	0028	1/17/03	\$70,618	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	124670	0051	4/6/04	\$169,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	124670	0108	7/12/04	\$346,000	DIVORCE
007	124670	0131	2/28/03	\$71,611	QUIT CLAIM DEED DORRatio
007	124670	0179	7/23/03	\$240,000	DIAGNOSTIC OUTLIER
007	147300	0070	9/29/04	\$419,900	DIAGNOSTIC OUTLIER
007	173710	0110	6/5/03	\$265,000	DIAGNOSTIC OUTLIER
007	173710	0250	11/30/04	\$85,174	DORRatio
007	212800	0040	6/16/03	\$91,899	CORPORATE AFFILIATES; FULFILLMENT OF CONTRACT DEED DORRatio
007	212800	0040	6/9/04	\$409,950	RELOCATION - SALE TO SERVICE
007	221609	0190	3/5/04	\$399,000	DIAGNOSTIC OUTLIER
007	222605	9099	9/22/04	\$213,000	DIAGNOSTIC OUTLIER
007	242302	0090	5/17/04	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	259240	0270	11/3/03	\$124,000	DORRatio
007	259240	0620	2/27/04	\$193,540	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
007	259240	0670	10/16/03	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	287000	0030	11/3/03	\$200,500	UnFinArea
007	287000	0070	12/8/03	\$190,000	DIAGNOSTIC OUTLIER
007	332605	9052	4/14/03	\$262,500	ImpCountESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
007	332605	9115	11/3/04	\$550,000	DORRatio ActivePermitBeforeSale>25K
007	342605	9100	3/26/04	\$243,000	ImpCount
007	388810	0045	6/10/04	\$269,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	388810	0056	5/20/04	\$225,000	%Compl ActivePermitBeforeSale>25K
007	388810	0127	3/10/04	\$112,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	389310	1043	7/25/03	\$113,467	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	419150	0180	7/12/04	\$373,000	DIAGNOSTIC OUTLIER
007	511605	0230	3/25/03	\$214,000	DIAGNOSTIC OUTLIER
007	511606	0060	12/18/03	\$218,000	DIAGNOSTIC OUTLIER
007	511606	0200	6/19/03	\$77,077	PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO DOR DORRatio

***Improved Sales removed from this Annual Update Analysis***  
**Area 93**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	552520	0040	3/17/03	\$81,726	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
007	613950	0020	9/25/03	\$299,950	DIAGNOSTIC OUTLIER
007	613950	0230	8/12/03	\$292,000	RELOCATION - SALE TO SERVICE
007	660850	0070	4/22/03	\$212,249	EXEMPT FROM EXCISE TAX
007	660850	0070	7/22/03	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	660850	0080	6/28/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	663990	0013	6/14/04	\$270,000	PARTIAL INTEREST (103, 102, Etc.)
007	663990	0195	11/17/03	\$240,000	RELOCATION - SALE TO SERVICE
007	663990	0240	8/23/04	\$277,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	663990	0240	8/23/04	\$277,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; AND OTHER WARNINGS
007	664835	0020	5/27/03	\$279,950	DIAGNOSTIC OUTLIER
007	674370	0030	4/22/04	\$305,000	DIAGNOSTIC OUTLIER
007	674370	0033	11/16/04	\$512,696	DIAGNOSTIC OUTLIER
007	674370	0296	7/7/04	\$178,450	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	683800	0200	8/28/03	\$200,000	DIAGNOSTIC OUTLIER
007	683800	0390	10/31/03	\$256,100	RELOCATION - SALE TO SERVICE
007	742460	0110	8/21/03	\$255,000	UnFinArea
007	742780	0080	6/30/04	\$337,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	742780	0110	8/11/04	\$341,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	743630	0170	3/21/03	\$273,000	RELOCATION - SALE TO SERVICE
007	752440	0180	12/11/03	\$420,000	Obsol
007	812630	0170	2/25/04	\$16,000	DORRatio
007	812630	0260	2/13/03	\$295,000	DIAGNOSTIC OUTLIER
007	812630	0580	12/10/04	\$400,000	RELOCATION - SALE TO SERVICE
007	866340	0090	5/12/03	\$61,500	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
007	867960	0100	7/14/03	\$227,000	DIAGNOSTIC OUTLIER
007	883520	0550	4/10/04	\$233,000	RELOCATION - SALE TO SERVICE
007	883520	0770	5/28/04	\$206,550	ASSUMPTION OF MORTGAGE W0NO ADDL CONSIDERATION PD
007	894431	0300	3/6/03	\$75,142	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
007	911320	0270	3/10/04	\$467,500	RELOCATION - SALE TO SERVICE
007	923780	0040	4/29/04	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	943010	0050	10/1/03	\$400,000	1031 TRADE
015	022510	0066	7/29/03	\$254,500	UnFinArea
015	068653	0230	8/30/04	\$295,000	DIAGNOSTIC OUTLIER
015	082505	9048	7/24/03	\$267,000	%Compl ActivePermitBeforeSale>25K
015	082505	9338	4/24/03	\$319,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	082505	9341	6/3/03	\$305,000	DIAGNOSTIC OUTLIER
015	082505	9345	7/14/03	\$188,583	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
015	092505	9104	9/29/04	\$200,000	DIAGNOSTIC OUTLIER
015	092505	9256	12/1/04	\$459,000	RELOCATION - SALE TO SERVICE

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**Area 93**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
015	102505	9139	7/15/03	\$283,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	102505	9188	7/21/04	\$315,000	1031 TRADE
015	108770	0035	6/11/03	\$51,668	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
015	108770	0075	2/20/03	\$235,000	FULL SALES PRICE NOT REPORTED
015	108790	0035	8/4/04	\$468,500	DIAGNOSTIC OUTLIER
015	108801	0350	4/20/04	\$359,950	RELOCATION - SALE TO SERVICE
015	111580	0100	8/20/03	\$329,950	DIAGNOSTIC OUTLIER
015	112505	9088	4/30/03	\$407,500	RELOCATION - SALE TO SERVICE
015	123310	0270	11/3/03	\$214,975	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	123310	0435	3/27/03	\$360,000	GOVERNMENT AGENCY
015	123310	0502	12/29/04	\$550,000	DIAGNOSTIC OUTLIER
015	123310	0522	4/27/04	\$525,000	DIAGNOSTIC OUTLIER
015	123310	0620	1/12/04	\$587,500	NEW PLAT (WITH LESS THAN 20% SOLD)
015	123310	0628	9/9/04	\$279,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	123750	0040	6/13/03	\$130,000	CORPORATE AFFILIATES; PARTIAL INTEREST (103, 102, Etc.) DORRatio
015	123750	0100	10/1/04	\$342,000	DIAGNOSTIC OUTLIER
015	123750	0120	2/13/03	\$150,000	DIAGNOSTIC OUTLIER
015	123750	0365	11/15/04	\$94,500	DORRatio
015	123750	0415	1/21/03	\$230,000	DIVORCE; RELATED PARTY, FRIEND, OR NEIGHBOR
015	123750	0420	5/26/04	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	123750	0840	3/7/03	\$230,000	DIAGNOSTIC OUTLIER
015	124150	0005	9/24/04	\$535,000	DIAGNOSTIC OUTLIER
015	124150	0051	8/17/04	\$720,000	%Compl ActivePermitBeforeSale>25K
015	124150	0057	12/15/04	\$24,509	DORRatio
015	124150	0059	10/15/04	\$728,000	%Compl ActivePermitBeforeSale>25K
015	124150	0141	2/24/03	\$335,000	DIAGNOSTIC OUTLIER
015	124150	0141	11/13/03	\$367,000	RELOCATION - SALE TO SERVICE
015	124150	0142	5/10/04	\$397,000	DIAGNOSTIC OUTLIER
015	124150	0142	5/2/03	\$367,000	DIAGNOSTIC OUTLIER
015	124150	0143	5/19/03	\$355,000	DIAGNOSTIC OUTLIER
015	124150	0144	7/16/03	\$365,000	DIAGNOSTIC OUTLIER
015	124150	0145	4/25/03	\$278,000	QUIT CLAIM DEED; STATEMENT TO DOR
015	124150	0146	2/3/03	\$333,000	DIAGNOSTIC OUTLIER
015	124150	0169	5/10/04	\$582,010	PERSONAL PROPERTY INCLUDED
015	124150	0171	8/5/04	\$99,940	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
015	126240	0100	10/15/04	\$107,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
015	131093	0070	5/8/03	\$226,500	DIAGNOSTIC OUTLIER
015	175970	2565	1/28/03	\$26,667	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
015	184231	0010	12/23/03	\$63,493	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
015	254720	0240	9/19/03	\$25,825	QUIT CLAIM DEED DORRatio
015	254721	0080	7/29/04	\$565,000	DIAGNOSTIC OUTLIER
015	254721	0190	3/19/04	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales removed from this Annual Update Analysis**

**Area 93**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
015	344460	0040	4/4/03	\$404,000	RELOCATION - SALE TO SERVICE
015	385010	0060	5/1/03	\$590,000	EXEMPT FROM EXCISE TAX
015	385010	0120	7/1/03	\$565,000	BUILDER OR DEVELOPER SALES
015	385010	0160	9/19/03	\$589,000	%Compl
015	388910	0016	2/2/04	\$407,000	POOR CONDITION
015	388910	0016	8/19/03	\$330,000	POOR CONDITION
015	389710	0230	2/17/04	\$529,000	DIAGNOSTIC OUTLIER
015	424900	0030	4/20/04	\$439,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	548720	0010	8/6/04	\$198,000	DIAGNOSTIC OUTLIER
015	620290	0110	5/19/04	\$100,000	DORRatio
015	640070	0142	12/14/04	\$350,000	DIAGNOSTIC OUTLIER
015	640070	0210	4/8/04	\$649,950	ImpCount
015	640070	0232	4/22/04	\$200,000	DIAGNOSTIC OUTLIER
015	642110	0512	2/18/04	\$202,450	DIAGNOSTIC OUTLIER
015	666600	0020	6/28/04	\$560,000	DIAGNOSTIC OUTLIER
015	742400	0160	11/19/03	\$96,122	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS DORRatio
015	742410	0070	5/8/03	\$185,000	DIAGNOSTIC OUTLIER
015	743650	0020	2/4/03	\$315,000	TRADE
015	743690	0055	6/18/03	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	773230	0010	5/23/03	\$320,000	DIAGNOSTIC OUTLIER
015	773230	0030	3/27/03	\$369,888	DIAGNOSTIC OUTLIER
015	792270	0590	4/21/03	\$295,000	UnFinArea
015	792271	0600	6/30/04	\$430,000	RELOCATION - SALE TO SERVICE
015	804420	0170	11/20/03	\$103,865	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); AND OTHER WARNINGS DORRatio
015	856250	0120	8/13/03	\$259,921	DIAGNOSTIC OUTLIER
015	856250	0690	10/8/04	\$327,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	856270	0130	3/16/04	\$200,677	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
015	856270	0440	8/25/03	\$300,000	DIAGNOSTIC OUTLIER
015	873170	0060	4/25/03	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	926520	0030	2/20/03	\$310,000	DIAGNOSTIC OUTLIER
015	941350	0360	7/24/03	\$70,363	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS DORRatio
015	941351	0200	5/6/04	\$142,135	DORRatio
015	943530	0154	6/10/04	\$290,000	ImpCount
015	943530	0154	1/23/03	\$250,000	ImpCount
015	951250	0700	12/9/03	\$92,901	STATEMENT TO DOR DORRatio
015	951250	0870	2/6/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis***  
**Area 93**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
7	123310	0910	12/15/03	\$272,100	8439	N	N
7	123310	0910	12/15/04	\$644,000	8439	N	N
7	123850	0329	12/29/03	\$25,000	17200	N	N
7	123850	0430	11/9/04	\$369,000	9247	N	N
7	123850	0485	8/1/03	\$152,188	7200	N	N
7	123850	0847	6/14/03	\$140,000	20000	N	N
7	124670	0031	6/27/03	\$170,000	53578	N	N
7	222605	9116	6/14/04	\$262,500	49961	N	N
7	332605	9169	1/3/03	\$10,000	14325	N	N
7	332605	9252	7/1/03	\$97,000	6600	N	N
7	388810	0222	3/5/03	\$140,000	7710	N	N
7	388810	0225	4/28/04	\$227,500	8890	N	N
7	389510	0035	11/3/04	\$500,000	43996	N	N
7	389510	0041	3/21/04	\$140,000	11143	N	N
7	389510	0041	10/12/04	\$140,000	11143	N	N
7	674370	0032	12/14/04	\$499,789	8665	N	N
7	674370	0145	2/12/04	\$154,000	38100	N	N
7	674370	0214	6/25/04	\$215,000	7253	N	N
7	674370	0214	12/15/04	\$490,000	7253	N	N
7	674370	0230	4/5/04	\$550,000	7201	N	N
15	022510	0110	9/18/03	\$350,000	20874	N	N
15	092505	9086	9/7/04	\$125,000	9962	N	N
15	092505	9244	9/7/04	\$125,000	7722	N	N
15	092505	9298	9/7/04	\$125,000	7858	N	N
15	123310	0622	11/8/04	\$563,750	7738	N	N
15	123310	0623	11/16/04	\$597,500	8153	N	N
15	124150	0064	3/5/03	\$175,000	7202	N	N
15	640070	0391	7/9/04	\$235,000	9453	N	N
15	943530	0086	11/24/04	\$1,440,000	50094	N	N
15	943530	0111	10/13/04	\$107,000	4350	N	N
15	943530	0112	7/2/03	\$85,000	6225	N	N

**Vacant Sales removed from this Annual Update Analysis**  
**Area 93**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	032505	9157	7/19/04	\$515,000	MULTI-PARCEL SALE;/
7	032505	9158	7/19/04	\$515,000	MULTI-PARCEL SALE;/
7	123850	0460	4/11/04	\$640,000	MULTI-PARCEL SALE;/ %COMPL/
7	123850	0461	4/11/04	\$640,000	MULTI-PARCEL SALE;/ DORRATIO/
7	123850	0462	4/11/04	\$640,000	MULTI-PARCEL SALE;/ DORRATIO/
7	123850	0463	4/11/04	\$640,000	MULTI-PARCEL SALE;/ DORRATIO/
7	123850	0848	5/13/03	\$298,000	MULTI-PARCEL SALE;/
7	123850	0851	5/13/03	\$298,000	MULTI-PARCEL SALE;/ DORRATIO/
7	123850	0946	12/18/03	\$53,500	MULTI-PARCEL SALE;/ DORRATIO/
7	123850	0947	12/18/03	\$33,770	QUIT CLAIM DEED; MULTI-PARCEL SALE;/ DORRATIO/
7	123850	0947	12/18/03	\$53,500	MULTI-PARCEL SALE;/ DORRATIO/
7	123850	0948	12/18/03	\$33,770	QUIT CLAIM DEED; MULTI-PARCEL SALE;/ DORRATIO/
7	332605	9019	4/7/03	\$1,425,000	ACCESSORY ONLY
7	332605	9115	4/28/03	\$30,000	MULTI-PARCEL SALE;/ DORRATIO/
7	332605	9156	4/28/03	\$30,000	MULTI-PARCEL SALE;/ DORRATIO/
7	332605	9169	4/28/04	\$800,000	MULTI-PARCEL SALE;/ DORRATIO/
7	332605	9190	4/28/04	\$800,000	MULTI-PARCEL SALE;/
7	663990	0070	5/7/03	\$105,000	MULTI-PARCEL SALE;/ DORRATIO/
7	663990	0080	5/7/03	\$105,000	MULTI-PARCEL SALE;/ DORRATIO/
7	674370	0032	3/5/04	\$350,000	MULTI-PARCEL SALE;/
7	674370	0033	3/5/04	\$350,000	MULTI-PARCEL SALE;/
7	674370	0224	7/14/04	\$1,300,000	MULTI-PARCEL SALE;/ DORRATIO/
7	674370	0225	11/26/03	\$342,000	MULTI-PARCEL SALE;/
7	674370	0227	11/26/03	\$342,000	MULTI-PARCEL SALE;/
7	674370	0228	7/14/04	\$1,300,000	MULTI-PARCEL SALE;/ DORRATIO/
7	674370	0229	7/14/04	\$1,300,000	MULTI-PARCEL SALE;/ DORRATIO/
7	674370	0230	7/14/04	\$1,300,000	MULTI-PARCEL SALE;/ DORRATIO/
7	674370	0231	7/14/04	\$1,300,000	MULTI-PARCEL SALE;/ DORRATIO/
7	683800	0570	11/6/03	\$292,000	MULTI-PARCEL SALE;/
7	683800	0575	11/6/03	\$292,000	MULTI-PARCEL SALE;/ DORRATIO/
15	022510	0110	6/9/04	\$711,000	MULTI-PARCEL SALE;/ DORRATIO/
15	022510	0111	6/9/04	\$711,000	MULTI-PARCEL SALE;/ DORRATIO/
15	022510	0112	6/9/04	\$711,000	MULTI-PARCEL SALE;/ DORRATIO/
15	092505	9042	10/8/04	\$350,000	MULTI-PARCEL SALE;/
15	092505	9090	3/16/04	\$538,000	MULTI-PARCEL SALE;/ DORRATIO/
15	092505	9151	3/16/04	\$538,000	MULTI-PARCEL SALE;/
15	092505	9171	5/28/03	\$240,000	ACCESSORY ONLY
15	092505	9261	10/8/04	\$350,000	MULTI-PARCEL SALE;/ DORRATIO/
15	092505	9303	5/8/03	\$130,000	MULTI-PARCEL SALE;/
15	092505	9304	5/8/03	\$130,000	MULTI-PARCEL SALE;/
15	092505	9307	4/1/04	\$107,000	MULTI-PARCEL SALE;/ PREVIMP<=10K/
15	092505	9308	4/1/04	\$107,000	MULTI-PARCEL SALE;/ PREVIMP<=10K/
15	123310	0460	9/21/04	\$665,000	MULTI-PARCEL SALE;/
15	123310	0465	9/21/04	\$665,000	MULTI-PARCEL SALE;/ DORRATIO/
15	123310	0646	7/15/03	\$770,000	MULTI-PARCEL SALE;/
15	123310	0647	3/7/03	\$720,000	MULTI-PARCEL SALE;/
15	123310	0648	3/7/03	\$720,000	MULTI-PARCEL SALE;/
15	123310	0649	7/15/03	\$770,000	MULTI-PARCEL SALE;/

**Vacant Sales removed from this Annual Update Analysis**  
**Area 93**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
15	123310	0650	3/7/03	\$720,000	MULTI-PARCEL SALE;/
15	123310	0651	7/15/03	\$770,000	MULTI-PARCEL SALE;/
15	123310	0652	7/15/03	\$770,000	MULTI-PARCEL SALE;/
15	123310	0653	3/7/03	\$720,000	MULTI-PARCEL SALE;/
15	124150	0152	2/28/03	\$1,295,000	MULTI-PARCEL SALE;/
15	124150	0153	2/28/03	\$1,295,000	MULTI-PARCEL SALE;/
15	124150	0154	2/28/03	\$1,295,000	MULTI-PARCEL SALE;/
15	124150	0159	2/28/03	\$1,295,000	MULTI-PARCEL SALE;/
15	124150	0165	2/28/03	\$1,295,000	MULTI-PARCEL SALE;/
15	124150	0168	2/28/03	\$1,295,000	MULTI-PARCEL SALE;/
15	124150	0169	2/28/03	\$1,295,000	MULTI-PARCEL SALE;/
15	642110	0090	2/2/04	\$500,000	MULTI-PARCEL SALE;
15	642110	0115	2/2/04	\$500,000	MULTI-PARCEL SALE;/
15	642110	0341	7/8/04	\$700,000	MULTI-PARCEL SALE;/ %NETCOND/ DORRATIO/
15	642110	0344	7/8/04	\$700,000	MULTI-PARCEL SALE;/ DORRATIO/
15	642110	0345	7/8/04	\$700,000	MULTI-PARCEL SALE;/ DORRATIO/
15	642110	0346	7/8/04	\$700,000	MULTI-PARCEL SALE;/ DORRATIO/
15	666600	0005	9/9/04	\$455,000	MULTI-PARCEL SALE;/ DORRATIO/
15	666600	0010	9/9/04	\$455,000	MULTI-PARCEL SALE;/
15	943530	0110	2/13/03	\$88,000	GOVERNMENT AGENCY; / DORRATIO/
15	943530	0111	2/13/03	\$88,000	GOVERNMENT AGENCY; / DORRATIO/
15	943530	0112	2/13/03	\$88,000	GOVERNMENT AGENCY; / DORRATIO/



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
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**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr